

WITHDRAWN



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**Gordonton** 652 Woodlands Road

## Location and size

WHEN VIEWING PLEASE ENSURE CLEAN VEHICLE AND GUMBOOTS.  
A FOOT BATH WILL BE ON SITE.

This 140 hectare (more or less) dairy near Gordonton has size and simplicity to match.  
The all flat contour with peaty loam soils is part of a larger operation but run as a separate unit.  
(Continued overleaf ...)

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**View:** By Appointment Only



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## Property Information:

**Property Address:** 652 Woodlands Road

**Legal Description:**

99.6361ha, Lot 1 DPS16427, CT SA14D/273; 40.8353ha, Lot 1 DPS15942, CT SA14B/1000

**Capital Valuation:** \$17,200,000

**Section Area:** 1,404,720m (more or less)

**Bedrooms:** Four

**Bathrooms:** One

**Garaging:** 2

**Continued:**

production of 155,870 milk solids. Palm kernel is purchased with maize grown on farm to achieve this production. The 22 aside dairy sits near the front of the farm with an excellent race system fanning out to all 40 paddocks. The fencing, a mix of 2-4 wire electric, is in great order. The pastures are strong and show the effect of a good fertiliser and pasture renovation regime. A good portion of the farm is undersown annually as well as 12 hectares of chicory and 10 hectares of maize grown on farm. The water system has been upgraded recently with a new Iron water filtration system installed providing plentiful excellent quality water. The water lines are a mix of 40mm, 32mm down to 20mm and 25mm laterals to the troughs. A new ice bank water chill unit has recently been installed to meet the Fonterra milk chill requirements. The effluent system comprises two stone traps with pump and stirrer. Effluent may be pumped directly over the farm via a travelling irrigator covering around 30 hectares. Effluent may also be held in a holding tank near the dairy. A number of sheds adjacent to the dairy provide for calf rearing and machinery storage plus a 30 tonne PK bin and 30 tonne fert bunker. The main dwelling is spacious with four bedrooms, open plan living and office. Two double garages back to back, with man cave one end, are near the main dwelling. The second home has three bedrooms and open plan living with a single person's unit with kitchenette. With the owners having a change in direction the simple dairy system in a great location provides a good buying option.



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