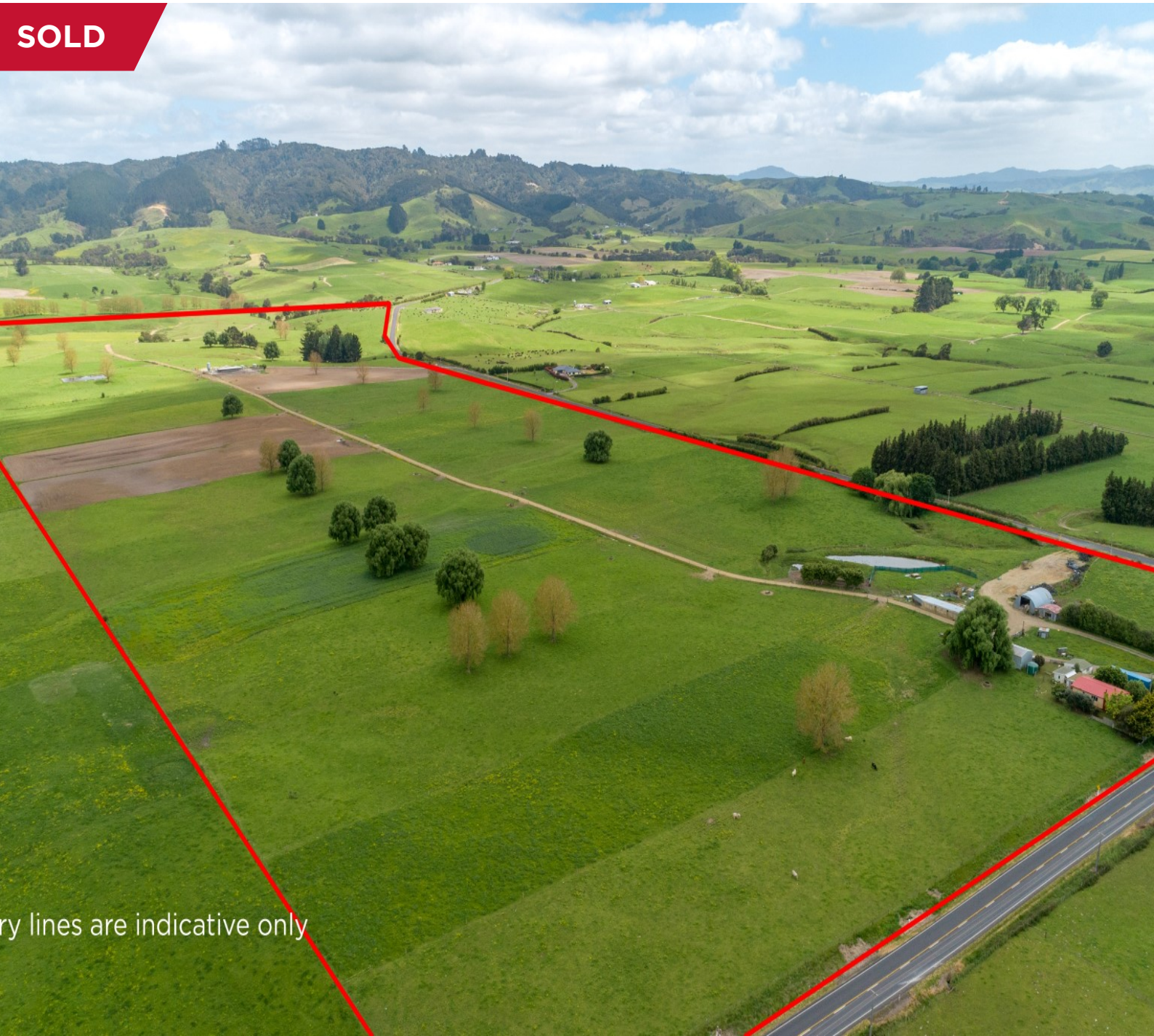


**SOLD**


Property lines are indicative only

**Morrinsville** 1071 Morrinsville-Tahuna Road

## Dairy or Cropping

Overseas owner says cash-up we want it sold. This 57ha (more or less) dairy unit just north of Morrinsville is a real first farm opportunity or a well set-up grazing or cropping block. The property is in two titles and is mostly flat with a small percentage of gentle rolling. The current sharemilker, is selling up, has been milking 180 cows with production average of 58,768ms (four years). (Continued overleaf ...)

**Call for more information**

[bayleys.co.nz/2310240](http://bayleys.co.nz/2310240)

3 1 2

**Sold for \$2,300,000**

10th May 2019

**View:** By Appointment Only

**Mike Fraser-Jones** 027 475 9680

[mike.fraserjones@bayleyswaikato.co.nz](mailto:mike.fraserjones@bayleyswaikato.co.nz)

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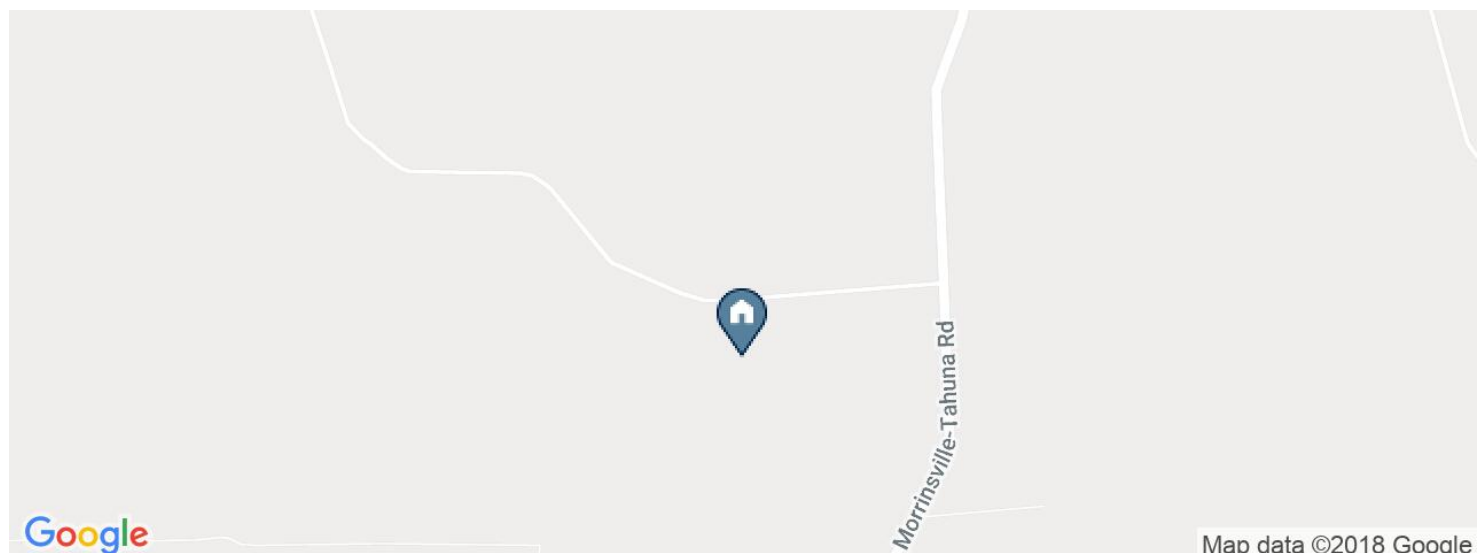


## Property Information:

<b>Property Address:</b>	1071 Morrinsville-Tahuna Road
<b>Legal Description:</b>	PT L2 DP 8514, L1 DPS 52350
<b>Capital Valuation:</b>	\$3,005,000
<b>Section Area:</b>	571,917m (more or less)
<b>Bedrooms:</b>	Three
<b>Bathrooms:</b>	One
<b>Garaging:</b>	2

### Continued:

The centrally located 20 aside dairy has yard capacity of 270 cows and has an in-shed meal feeding system. The shed has two water powered backing gates plus a bung buster. A 16 tonne meal silo is adjacent to the dairy with approximately 108 tonne of meal used in the past two seasons. Maize is grown on farm and three hectares of chicory grown. Last two seasons 60T and 100T of PK has been fed. A very good central race runs both ways from the dairy to 43 paddocks. The water system consists of one main bore with submersible pumped through a Magnum filtration system then pressure reticulated to the dairy and around the farm through mainly 32 and 25mm alkathene mainlines. A second bore located near the old dairy is used as a back-up. The effluent system consists of a sump and pumped to a 1500m2 lined pond or directly to an irrigator via underground plumbing and hydrants. Support buildings are located at the front of the farm and include a 5 bay gable shed for calf rearing with one bay with concrete floor, used for PK, a 4 bay half round barn plus an old dairy along and a three bedroom dwelling with outside room and double garage. This unit is a very easy one person operation in a great location and the overseas owner is cashing up.



Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and Bayleys, Success Realty Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein. **\*Please note: the floor area and property information was sourced from Property Guru and/or LINZ.**