

SOLD



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**Morrinsville** 97 Reay and Watson Road

## Location and scale

In the heart of the Waikato between Hamilton and Morrinsville is this 128 hectare (more or less) dairy unit. The sellers are retiring from farming, so everything is for sale - land and buildings, stock and plant. The property has been conservatively farmed with production average (three years) of 122,555 milk solids from 350 cows. This well set up unit has a 40 aside Don Chapman shed (eight years) with cup removers and in-shed meal feeding system. (Continued overleaf ...)

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## Property Information:

**Property Address:** 97 Reay and Watson Road

**Legal Description:**

Lot 5 DP 12470, Lot 1 DP 29321, Lot 1 DP 29694

**Section Area:** 1,281,420m (more or less)

**Bedrooms:** Three

**Bathrooms:** One

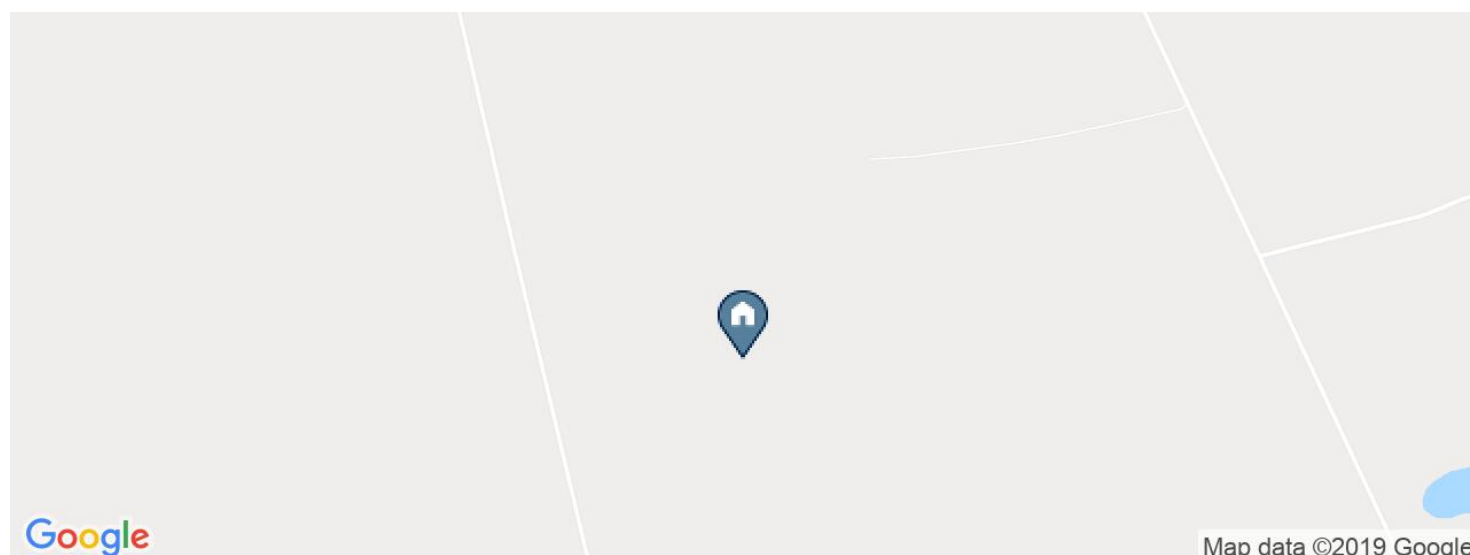
**Garaging:** 2

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The buildings are all on a slightly elevated portion of the farm comprising a clay loam soil with the majority being a flat peaty loam. Very good well-formed races feed out from the dairy to 60 paddocks with some permanent fencing on the boundaries and mainly 4 wire electric internally. The water system comprises a bore with submersible (100m) pumped through a filtration system to two tanks and pressure reticulated to shed and farm through mainly 25mm alkathene lines. A second bore provides water for domestic use. The effluent from the dairy is collected in a concrete sump and stone trap and may be pumped through a number of hydrants and underground plumbing, to a travelling irrigator and covers up to 40 hectares. A clay lined pond is used for storage when it is too wet to irrigate directly. Excellent shedding for calf rearing and machinery storage is mostly at the working hub and includes a 5 bay half round barn, a 5 bay gable shed and a 3 bay lockable workshop with concrete floor. There are also two further barns and another implement shed. Supplementary feed includes 100 tonne maize silage, 80 tonne grass silage and 6 hectares of turnips grown on farm with 120 tonne of meal used in shed over the past two seasons. Along with the 350 cows, 65 R1's are carried on farm with R2's off until 1st May. There are three dwellings on the farm with the main being a three bedroom brick home with double garage. The second is a three bedroom dwelling with a sleepout attached and a carport. Excellent set-up, a very easy to manage contour with make for a great buying opportunity.

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