

WITHDRAWN



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**Morrinsville** 172A Harbottle Road

## Lifestyle with Income

Located midway between Morrinsville and Hamilton, this tidy 32 hectare (more or less) property offers a multitude of farming options. Dairying has been the backbone of this farm for many years, but with the focus firmly changing it now presents a possible future in grazing, fattening or cropping.

Currently operating as a dairy unit over a larger platform, the past season has seen 125 cows calved, milking through a good 16 ASHB (Continued overleaf ...)

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## Property Information:

**Property Address:** 172A Harbottle Road

### Legal Description:

**Section Area:** 320,000m (more or less)

**Bedrooms:** Four

**Bathrooms:** One

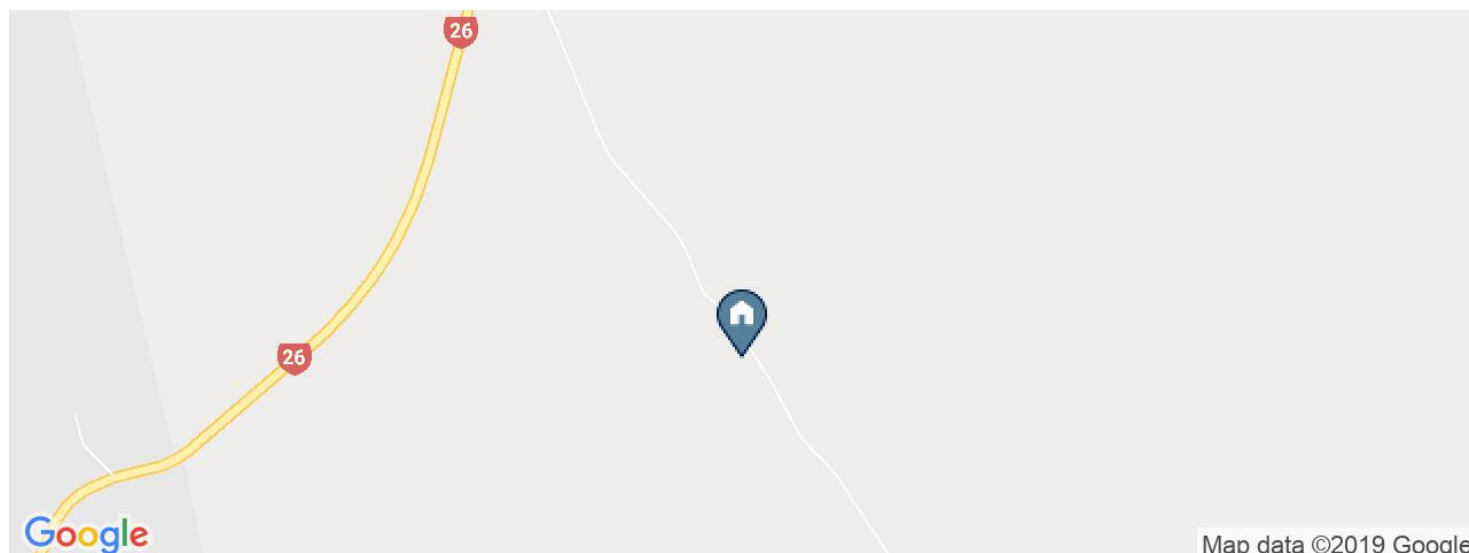
**Garaging:** 2

### Continued:

shed. A central race feeds out from the dairy to all 27 paddocks. The contour is flat to rolling with Hamilton clay loam soils and strong healthy new pastures evident throughout. Effluent is collected in a large two pond system and then with a petrol pump, irrigated around 12 hectares (approx.) via a travelling irrigator. A good array of infrastructure providing ample storage and quality shedding. Includes a 7 bay concrete floor implement shed with 2 bay lean too, 3 bay gable shed for calf rearing, a 20 tonne PKE/Fert bin and quality stock yards with load out facilities. Water is sourced from a deep bore and is pumped from a submersible to a manacon at the dairy then pressure reticulated around the farm via 40-32mm and 25mm alkathene lines. A good portion of the boundary fencing has quality 7 wire post and batten with a mix of 2-5 wire electric internals. The character dwelling is in great order with four bedrooms, one bathroom and a separate kitchen, dining and lounge. A sunny decked area opens out from the living and allows outdoor flow. Adjacent to the dwelling is a double garage with sleep-out. The setting is elevated and private with fruit and ornamentals adorning the lawn around the home. This property is well located just off the main Hamilton Morrinsville Road and may be used for a number of farming or lifestyle purposes. A further 8 hectares (more or less) adjoining may also be purchased. Great opportunity in a great location.



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