

WITHDRAWN



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Te Aroha 153 Hill Road

Close to town

Located on the edge of the Kaimai Ranges this 405 hectares (more or less) of hill country ranges from gentle rolling at the front of the property to medium and steeper contour. The property is in nine titles and is currently run as a cattle breeding and sheep operation.

The farm is an easy six kilometre drive from the Waikato spa town of Te Aroha. The owners have done the hard work and leave the property well set up.

(Continued overleaf ...)

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View: By Appointment Only



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Property Information:

Property Address: 153 Hill Road

Legal Description:

Capital Valuation: \$3,090,000

Section Area: 4,057,770m (more or less)

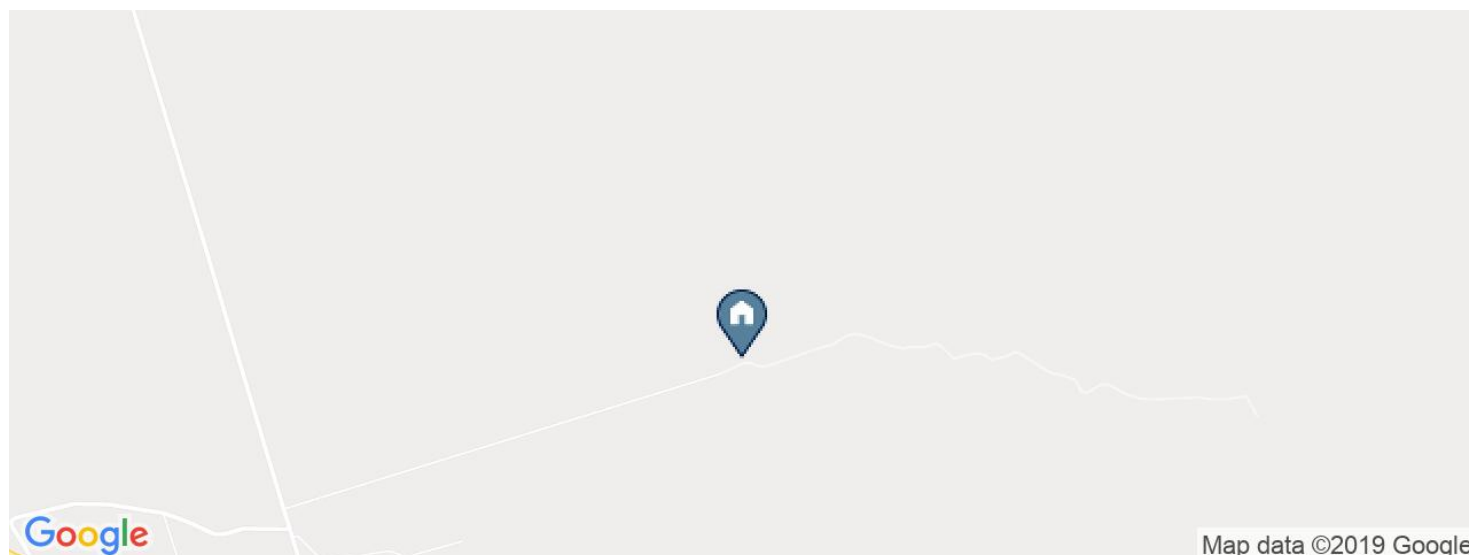
Bedrooms: Four

Bathrooms: Two

Garaging: 1

Continued:

The fencing is mainly post and batten and electric with easy access provided by a network of tracks. Water is sourced from a spring feeding to a manacon tank then gravity fed to the farm and buildings. A water ram feeds to a manacon and supplies four troughs at the top of the farm. The dwelling is a four bedroom brick home with two bathrooms and toilets. A log fire, with a wet back, is for heating and there is underfloor heating in the tiled bathrooms. Attached to the house is a carport and there is a detached single garage. Farm buildings include a three stand woolshed, two hay barns and a large implement shed. There is also a single room and a chiller room in an out building. At the front of the property is a set of sheep yards and a set of cattle yards with a satellite set of each strategically placed around the farm. The property features attractive pockets of native bush and a stony bottomed stream runs through the property with amazing views that add appeal. There is also a metal quarry. This property provides scope, location and opportunity on the back of a strong beef and sheep market.



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