

SOLD



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Te Awamutu 154 Johnson Road

Well established Waikato kiwifruit orchards

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Close to Pirongia and within the confines of a larger dairy property are two Kiwifruit Orchards, established some 20 years on fertile free draining soils. Both orchards are Hayward Kiwifruit and the male vines within both orchards are planted in a strip male/female row regime with alternating female and male vine rows.

View: By Appointment Only

The Johnson Road Orchard has 9.29 canopy hectares with 1.1 hectares (Continued overleaf ...)

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Property Information:

Property Address: 154 Johnson Road

Legal Description:

Section Area: 288,890m (more or less)

Bedrooms: Three

Bathrooms: One

Garaging: 1

Continued:

of new plantings. The proposed subdivision plan is to expand to a total of 18.8100 hectares (subject to survey) to allow for additional planting, as well as an additional 5045sqm (subject to survey) lifestyle block as a separate title. There is a groundwater take consent for kiwifruit irrigation at Johnson Road and this adds to the appeal. Accommodation is by way of a three bedroom cottage plus implement shed, disused dairy shed and storage barn.

Penny Road Orchard is 7.6 canopy hectares with loading out area on 10.1 hectares (subject to survey). Irrigation is already in place. There are no buildings on this orchard. However, the opportunity to purchase these established orchards offers a significant advantage for those involved in the horticultural industry.

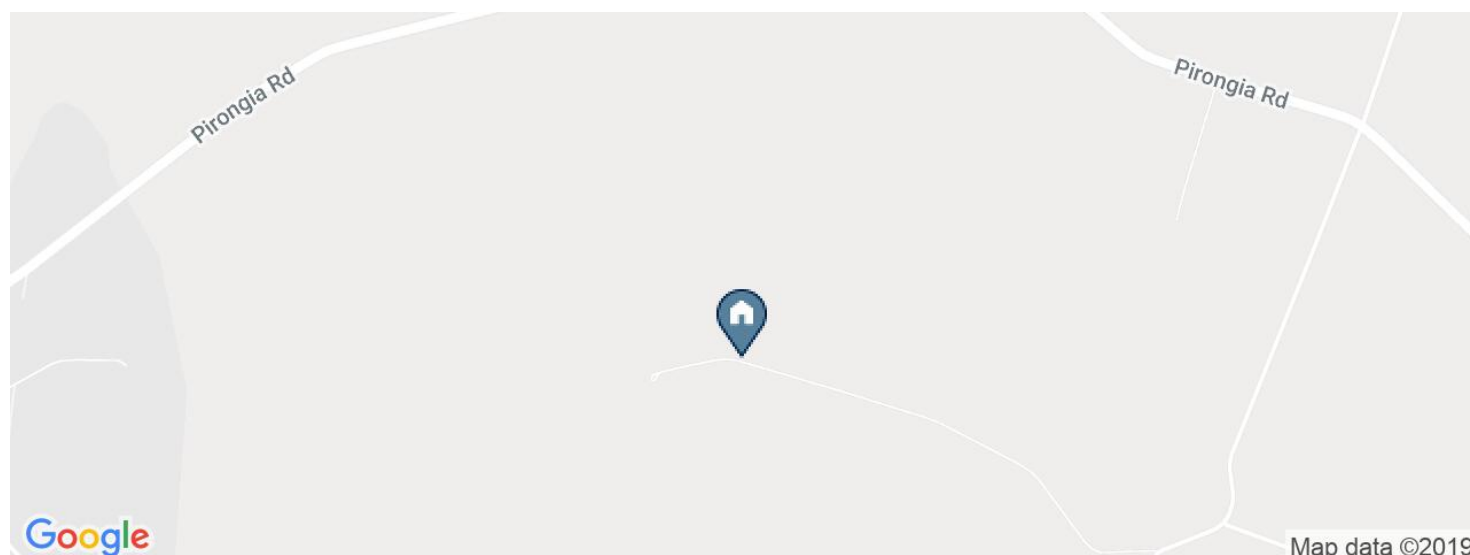
Good production levels are being achieved. With seasonal results showing that these orchards are approx. 20% above the Waikato average and 30% above the industry average. Current and historical productions figures are available.

With the farm practically bordering Pirongia, location is key, being just 8km from the rural service town of Te Awamutu and an easy 31km drive to the business hub of Hamilton.

Options to purchase are for the 302 hectare dairy farm including the two kiwifruit orchards. Alternatively, the subdivision can be completed allowing the kiwifruit orchards to be purchased independent of the dairy farm. This would increase the number of titles from seven presently to ten. Refer also listing www.154johnson.co.nz



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