

**SOLD****Otorohanga** Lees Block Road

## Dairy farm offers great value

This 114ha farm (more or less) has first class farm facilities along with flat to easy rolling contour and a sustainable production history.

The 40 ASHB dairy shed (cupped to 32) features in-shed meal feeders, automated cup removers, teat sprayer and yard scraper. Farm sheds include a near new, four bay Aztech implement shed and a range of support sheds as befitting a farm this size while also reflecting its past (Continued overleaf ...)

**Call for more information**

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**Sold for \$3,300,000**

22nd May 2020

**View:** By Appointment Only

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## Property Information:

<b>Property Address:</b>	Lees Block Road
<b>Legal Description:</b>	
<b>Capital Valuation:</b>	\$2,910,000
<b>Section Area:</b>	1,139,670m (more or less)
<b>Continued:</b>	

Converted to dairy in 2013 and having undergone a period of pasture development, the milking platform is now estimated to be 105 hectares in total including an approximate five hectare lease. The average four year production is 93,504 (2016 -2019). Presently around 270 cows are contributing to the vat, with calves going off in December and the heifers returning in May. Ground water is from a reliable bore source.

The effluent system includes weeping walls and a lined pond with an estimated 120 day storage capacity, it's then spread by hydrants and pods. The access tracks and new electric fences are in good order plus there's a mix of traditional fences from pre-conversion days.

The main dwelling is a traditional brick construction with four or more bedrooms and large living spaces. The staff home is a compact studio style dwelling, both homes are nicely elevated with views across the farm.

The Hangitiki district is around 70km south of Hamilton and central to Otorohanga and Te Kuiti, both rural service towns provide good schools and services.

The hard work of conversion and establishment is now over, and the farm is primed for the next exciting stage of its evolution. Our clients have already taken possession of their new farm and are committed to selling!



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