

SOLD



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Gordonton 796 Piako Road

Pristine and productive

Pristine and productive is how one would describe this 100 hectare (more or less) dairy unit between Hamilton and Morrinsville. The all flat contour, well laid out infrastructure and nice array of specimen trees lining many of the paddocks make for a very picturesque setting.

Piako Road has long been considered as a premium address for dairy land in the Waikato because of its very convenient location, quality (Continued overleaf ...)

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Property Information:

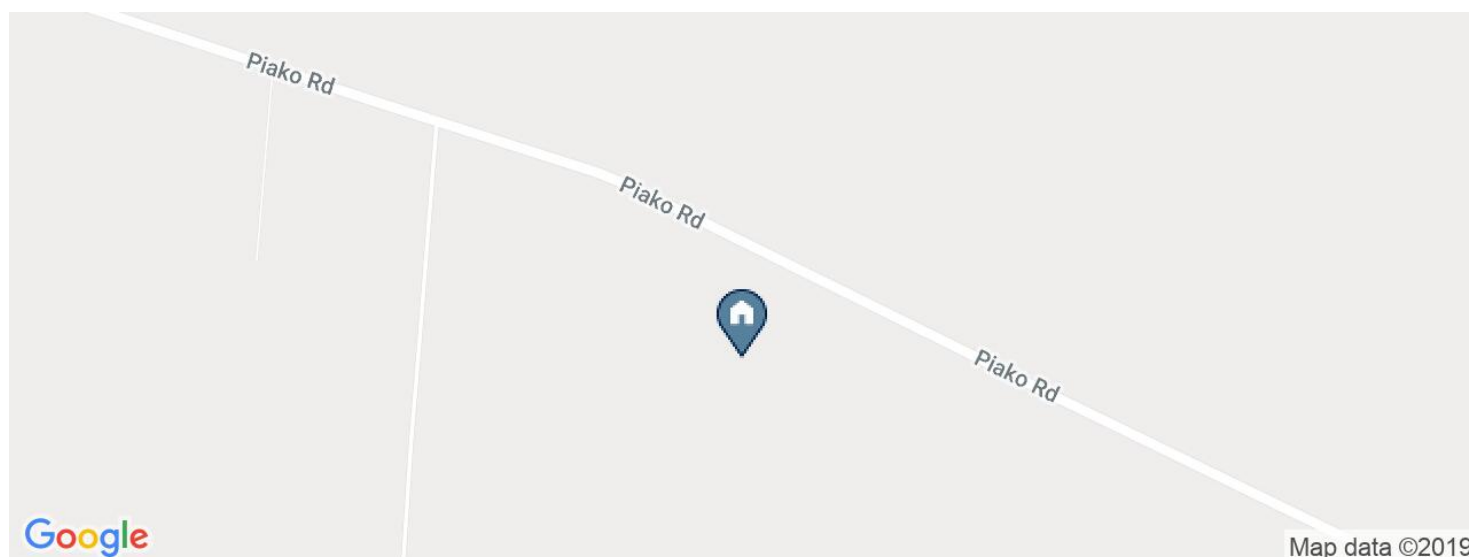
Property Address:	796 Piako Road
Legal Description:	Lot 3 DP 475314
Section Area:	1,008,110m (more or less)
Bedrooms:	Four
Bathrooms:	One
Ensuites:	One
Garaging:	2

Continued:

soils and diverse land use opportunity. This property stands out like a beacon and enjoys great road appeal. Right from the centrally located modern dairy shed which features 24 sets of cups, ACR's, in-shed meal and molasses feeding systems, water chill and much more. There is a 300 cow concrete feed pad, with troughs, handy to the dairy plus a good array of support buildings. The milking herd comprises 310 Friesian cows with production average in excess of 140,000kgms for the past three seasons. An excellent race system feeds out in both directions from the dairy to all 58 paddocks. Production has been supplemented with PKE, soya bean hull, molasses and maize with 6ha of chicory, 2ha of maize and grass silage grown on farm. The layout is ideal for a dual herd policy with two backing gates in the yard. The effluent system comprises a sump and stirrer at the dairy with effluent pumped through 90mm underground piping and 10 hydrants to a travelling irrigator covering approximately 60ha. A one million litre Kliptank provides for effluent storage during the non-irrigation periods. The main homestead is a beautiful 340m2 brick home featuring three spacious bedrooms, an office, master ensuite, large open plan living/dining/kitchen area, family room and lounge plus internal access to the double garage. The second dwelling is a 1 bedroom, 1 bathroom, 1 kitchen, 1 living area, 1 lounge and double garage. With the quality of this farms improvements and the quality of the surrounding area, this property is presented as one of the best presented properties around. Great location, quality property.



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