

WITHDRAWN



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Orini 1787 Orini Road

Good solid unit

This 91 hectare (more or less) dairy unit, northeast of Hamilton in Orini, has value written all over it.

The property's flat contour of fertile peat loam enjoys great road appeal with its excellent layout, many specimen and native trees and beautiful mature totara along the stream running on its eastern boundary.

The 23ASHB is centrally located with all the working hub closely (Continued overleaf ...)

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Property Information:

Property Address: 1787 Orini Road

Legal Description:

PT SEC 13 REWI SETT SO 29682,PT SEC 13 REWI SETT SO 29682,PT SEC 14 REWI SETT SO 14343,SEC 12 REWI S

Capital Valuation: \$4,410,000

Section Area: 911,101m (more or less)

Bedrooms: Three

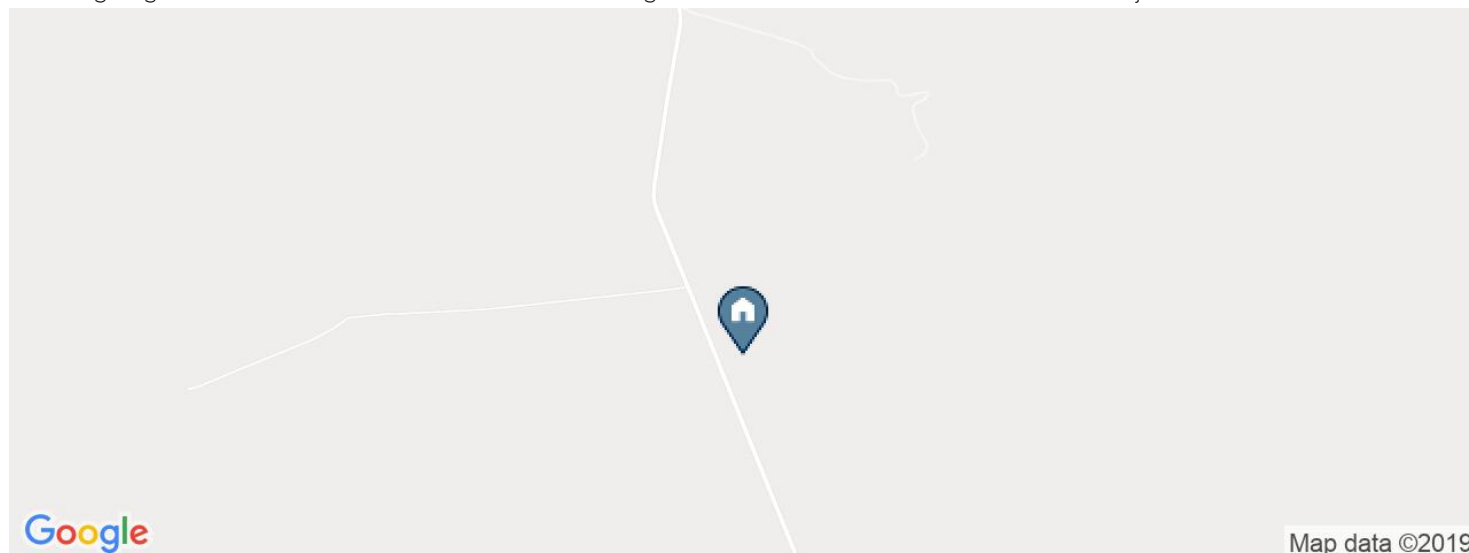
Bathrooms: One

Ensuites: One

Garaging: 2

Continued:

grouped nearby including three calf sheds, large implement shed with workshop, a chemical shed and dual purpose stock loading facilities. A 30 tonne concrete fert bunker is easily accessed off the tanker loop. Around 300 cows are milked with three year average in excess of 114,000ms (best of 122,491ms in 16/17 season). Production is achieved with inputs of 140 tonne maize. Grass silage, 2 hectares fodder beet, 12 hectares of chicory and 4 hectares of winter oats are grown on farm. A 160 cow concrete feed pad is adjacent to the dairy and flows easily into the rectangular yard. Two large concrete silage bunkers are adjacent to the feed pad. The effluent system consists of a stone trap and concrete sump for dairy and feed pad catchment. Solids from the feed pad are stored in a bunker off one end of the pad. Effluent can either be pumped directly on the pasture or to a new rubber lined pond. There are five hydrants and underground piping to cover approximately 24 hectares with a travelling irrigator. The property is split by Orini Road with 36 hectares in one block connected to the main block of 55 hectares by a concrete underpass. A very good race system feeds to all 36 paddocks. Excellent water is sourced from a bore at the dairy with a submersible pumping to a manacon from where it is pressure reticulated around the farm. The main dwelling is a three bedroom home plus office and a large double garage with an outside room. The second dwelling is an older four bedroom home with an adjacent outside room. Two



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