

WITHDRAWN



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Morrinsville 667 Hutchinson Road

Tidy compact dairy

Compact, convenient and productive. This 55 hectare (more or less) dairy is situated central to Morrinsville, Matamata and Cambridge, in the sought after Kereone district.

The retiring vendor has spent a great deal of money and presents this property in excellent order. The contour is predominately flat with a small portion of gentle rolling.

Currently 180 cows are milked through an excellent 20 aside
(Continued overleaf ...)

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Property Information:

Property Address: 667 Hutchinson Road

Legal Description:

SEC 4 SO 58556, PTL 14 DP 8307, SEC 3 SO 58556, SEC 1 SO 58556

Capital Valuation: \$3,620,000

Section Area: 564,571m (more or less)

Bedrooms: Three

Bathrooms: One

Garaging: 2

Continued:

herringbone with a three-year average of 63,896 kg milk solids, with the best production of 69,419kg milk solids. Production is achieved with 120 tonne of grass silage made on farm, 100 tonne of palm kernel and some grass silage purchased. Heifers are off with calves grazed on. A well-formed central race system provides easy access to the 36 paddocks. Fencing is a mix of 7 wire post and batten and some hedging on the boundary with 3 wire electric fencing internally. This farm has a good range of support buildings close to the dairy. Other features include a pre-chilled water system and an effluent pond which is pumped out to hydrants that can cover approximately 90% of the farm. Water is sourced from two bores feeding the dairy, farm and the two dwellings. The tidy main home has three bedrooms, open plan living with a log fire and internal access to the double garage. The second dwelling has four bedrooms, an office, separate kitchen and dining area and a log fire. The vendors are exiting the industry and proudly offer this property to the market in pristine condition and an excellent location within Kereone - a district where people are known for longevity of farm ownership which is testament to the enduring qualities of the area.



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