

LARGE SCALE DAIRY UNIT - AS GOOD AS IT GETS!

An opportunity for your clients to expand or invest
Current management willing to stay on farm



FOR SALE



www.bayleys.co.nz/1050021



House 1 of 3



Farm's metal quarry

Dairy 408ha - Support unit 62ha - producing 290,000kgMS from 350ha effective
Great location... only 115km to Auckland. Launch your boat within 15mins in the Kaipara Harbour
1265 SH12 and Whakapirau Road, Maungaturoto, Northland

EXCELLENT PRODUCER

- 2015/16 season
291,133kgMS and targeting
300,000kgMS plus

EXCELLENT INFRASTRUCTURE

- 54 bale rotary shed with near new
platform and plant
- A good range of farm buildings
- Three very good homes

SELF CONTAINED FARM

- Replacements raised on
support block connected via
underpass
- Limestone quarry
- Fertiliser works on boundary

NORRIS & SMITS
COUNTRY SUCCESS WITH A FRESH EDGE

Norris & Smits - Bayleys Whangarei

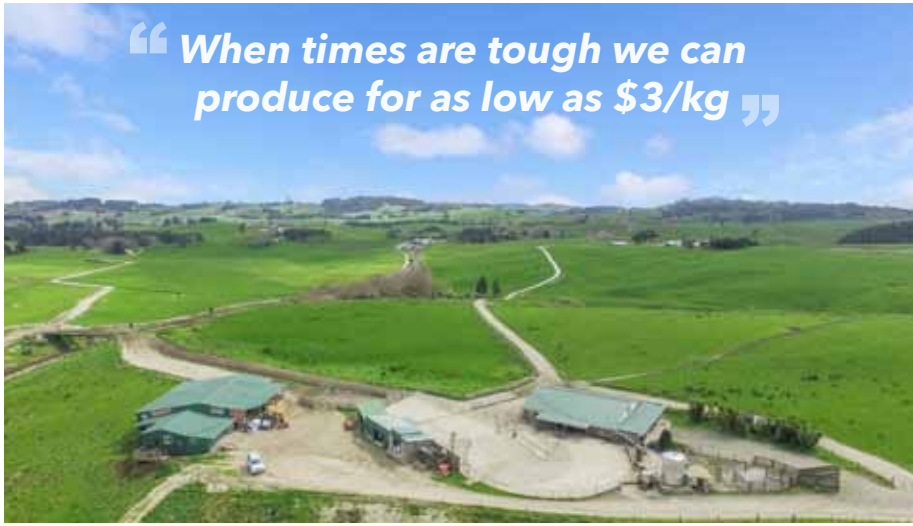
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BAYLEYS

Mackys Real Estate Ltd, Bayleys
Licensed under the REA Act 2008

“ When times are tough we can produce for as low as \$3/kg ”



| | |
|---------------|--|
| Property Type | Self Contained Dairy Unit |
| Area | Dairy 408ha - Support 62ha - 9 Titles |
| Production | 291,133kgMS - 800 cows - targeting 300,000kgMS |
| Buildings | 54 bale rotary shed |
| Dwellings | Three good homes, cottage & outside room |
| Location | SH12 at Maungaturoto - 115km to Auckland City |

Featuring a 408ha dairy unit linked via underpass to 62ha support unit this well recognised family farm provides the astute purchaser with the size, scope, location, and return on investment rarely found.

Currently milking 800 cows with production to 291,133kgMS and targeting 300,000kgMS plus. Infrastructure is excellent with a 54 bale rotary shed with near new platform and plant, a good range of farm buildings and complemented by three very good homes, a cottage plus a self-contained outside room. The farm has the convenience of its own metal quarries and a fertiliser base on the boundary.

As a business unit the property is without parallel. Production levels on all counts are well above Northland averages and coupled with FWE levels that reflect the quality of the farm and the current management systems this is an opportunity that deserves your further consideration. Vendors expectations on the dairy unit are very realistic at around \$20,000 per/ha. Compare with what a similar property in other locations will cost you? You do the sums. Can be purchased as a full going concern, excellent management in place. A great opportunity for the farmer or the investor.

Call us now for full details.

WHY INVEST IN NORTHLAND?

- Residential property prices have surged in Northland over the last 12 months
- Northland dairy prices are well below the national average when comparing \$/ha with MS/ha. Why pay \$10,000 - \$20,000/ha more for the same production
- Recent sale in Northland 146ha \$3,560,000 increasing investor confidence

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