

# Rural

JULY / AUGUST 2016  
ISSUE #27

**LJ Hooker**

## Trophy Lifestyle - 4.4070 ha (approx. 11 acres) -



### TAUPO

The tree-lined driveway provides an insight into the calibre of this immaculately presented country residence combining everyday elegance with relaxed family living.

Offering 4 bedrooms, 2 bathrooms and triple car garaging, this substantial brick and tile home is set on expansive grounds with large lawns and mature established plantings.

Upstairs the master bedroom, ensuite and private retreat with its own balcony makes the most

of the far reaching views over the surrounding countryside and further afield to the mountain.

Entertaining is made easy with formal and family living opening onto a spacious outdoor area. A large barn-style implement shed suitable for stables completes the rural picture, all this only 12kms from the Taupo boundary. Our vendor is on the move so don't hesitate.

**Contact Ross Christensen**  
on 020 4051 0527  
**Property ID# 68PHGW**



Across the board for the month of June, volumes eased significantly in all categories apart from horticulture which remained stable. From a pricing perspective, the Dairy Farm Price Index indicates an easing of 18% in the last 12 months, but only a 2.2% drop from five years ago.

The All Farm Price Index reflects lesser volatility, but a healthier 11% increase over the last five years. Such easing in volumes during June is to be expected as the production cycle heads into winter dormancy, as those farm owners and their management teams changing properties settle into new surroundings, and as events such as the National Field Days and winter holiday escapes assume greater priority.

Grazing properties accounted for the largest number of sales with a 36% share of all sales over the three months to June 2016, Finishing properties accounted for 23%, Horticulture properties accounted for 16% and Dairy properties accounted for 10% of all sales. These four property types accounted for 85% of all sales during the three months ended June 2016.

For the three months ended June 2016 the median sales price per hectare for dairy farms was \$32,615 (46 properties), compared to \$33,507 for the three months ended May 2016 (60 properties), and \$35,531 (64 properties) for the three months ended June 2015. The median price per hectare for dairy farms has fallen 8.21% over the past 12 months. The median dairy farm size for the three months ended June 2016 was 124 hectares.

For more real estate information and market trends data, visit [www.reinz.co.nz](http://www.reinz.co.nz).

**LJ Hooker**

[ljhooker.co.nz](http://ljhooker.co.nz)





## Breeding and Fattening Unit

**Property ID: AHFGEE**

This 616.71ha property has a good balance of country. It has been family farmed for the last 40 years. Currently carrying 5750 stock units with 460 Hereford cows & Hereford cross cows. Large road frontage, 45 main paddocks, some central races, 2 sets of semi covered cattle yards and an unused woolshed+yards. There are two excellent 3 bedroom homes, good outbuildings and is close to great fishing and diving.

**Contact Gerard Ponsonby 09 408 1241**

**LJ Hooker Kaitaia**

**Far North Real Estate Ltd**

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## Boundless Opportunity

**Property ID: 486HAY**

A picturesque farm of 132 ha in 2 titles, consented plan for 28 lots, flat to rolling to hill country, panoramic rural & coastal views from elevated sites, two homes, sheds & yards. Close to magical Mangawhai & its many attractions. Approx. 80 mins to Auckland, a prime investment property. Viewing by appointment.

**Contact Jennie Georgetti 021 389 236 /**

**Craig Kenyon 027 485 6833**

**LJ Hooker Warkworth**

**Broadbents 2001 Ltd**

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## Location & Opportunity

**Property ID: 43QHAY**

Close to the historic Puhoi Village, the popular Puhoi Cheese Factory & café. An attractive 23ha block of land with consent to subdivide into further 2 lots. The land is undulating with some steeper faces. Enjoy the property as a large lifestyle block or carry on with the subdivision. The first time on the market since 1972, previously the same ownership for 110 years, are you going to make the most of this opportunity? Phone to view.

**Contact Jennie Georgetti 021 389 236**

**LJ Hooker Warkworth**

**Broadbents 2001 Ltd**

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## Lifestyle with income opportunity

**Property ID: 43KHAY**

Sheltered & private, 3 brms, + sunroom, surrounded by exotic palm trees and pretty ponds on 2.507 ha (6 acres). Large deck dble garage + work shop, packing shed with potential to convert into extra accom.. Glass house used to propagate exotic plants, plus dam. Easy walk to Tauhoa School.

**Contact Ines Curin 021 866 659 / Daren Standen 021 425 075**

**LJ Hooker Warkworth**

**Broadbents 2001 Ltd**

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## Get up close with the natives

**Property ID: 42AHAY**

On this delightful lifestyle block on 19.16Ha nearly 48 acres. Featuring established natives incl very elderly kauris, glow worms & 4 x 40ft shipping containers plus temporary small cabin. Can be supplied with power. Situated just a short distance south of Warkworth, 40 mins into Auckland CBD, close to nearby to Matakana, several beaches, local vineyards. You can build on one of three house sites, geotech report available.

**Contact Roxanne Harrison 027 271 4875**

**LJ Hooker Warkworth**

**Broadbents 2001 Ltd**

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## Captivating Hidden Treasure

**Property ID: 3YHNT**

- Private 4 bedroom lifestyle property on 2.5 acre with native Bush & Stream
- Separate double garage and fenced complied pool
- New modern kitchen with double oven
- Close to all the amenities including Tuakau River & minutes to township
- 30 minutes to Manukau and 60 minutes to Hamilton

DEADLINE SALE: 28 July 2016 at 5pm

**Contact Yasemin Mead 027 778 0018 / 09 232 6762**

**LJ Hooker Pokeno**

**George Boyes & Co. Ltd**

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## Great Location, Outstanding Potential!

**Property ID: 110HCG**

Approximately 59.65 acres of fertile land used by current owners for market garden cultivation. The land is flat to gentle slope. Property offers two titles of approximately 12 ha each. The house offers 4 spacious bedrooms, and neat lounge area.

**Contact Prassanna Pusparajah 021 0818 5238 /**

**Jeewan D 02102915767**

**LJ Hooker Manukau**

**Realty Executives Ltd**

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## Escape to Pukekawa!

**Property ID: 1UHPN**

No covenants 1.0 ha, short travel to motorway, mixed contour and rolling nature site with existing barn, power & telephone to boundary. Perfect opportunity to build your dream home in rural Pukekawa, on this 1 ha property with a barn. The potential building site captures spectacular 360 degree views of the area. Approx 10 min to the motorway at Mercer, an extra 5 min drive to Pokeno, then onto Tuakau and Pukekohe.

**Contact Bree Corrin 029 212 6622**

**LJ Hooker Tuakau**

**George Boyes & Co. Ltd**

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## Two titles on Lake Whangape

**Property ID: V4HGX**

Get in quick with this highly desirable 2.4915ha (more or less) all on two titles overlooking the lake. The home is nestled behind a wind break and is well appointed, with the kitchen and bathroom having a recent upgrade.

Contact Mel Cooper-Levin 07 828 8525

LJ Hooker Huntly

George Boyes & Co. Ltd

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## Lifestyle and Cash Opportunity

**Property ID: RVHGX**

A sizable property of 2.0170ha (5 acres) more or less land. Nice building platform with stunning rural views, there is an added advantage for you when purchasing this property. For more information talk to Vangie today.

Contact Vangie Philpot 07 828 8525

LJ Hooker Huntly

George Boyes & Co. Ltd

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## Dairy Run Off or Larger Lifestyle Block

**Property ID: HFHGX**

This 36.3298 hectare block (more or less) would make a great dairy run off or a larger lifestyle block. The property is fenced into 12 Paddocks and able to be subdivided with council consent. Call Vangie today for more information.

Contact Vangie Philpot 07 828 8525

LJ Hooker Huntly

George Boyes & Co. Ltd

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## Paradise found – 18 Kauri Lane, Huntly

**Property ID: 2AEHFH**

Comfortable three bedroom home, two bathrooms on 7893m2 lifestyle block. Double garage and studio with bathroom. Wonderful outdoor living area with portico, large deck, pizza oven and hot tub. Great location, easy commute north or south.

Contact Paula Jelaca 027 227 4842

LJ Hooker Ngaruawahia

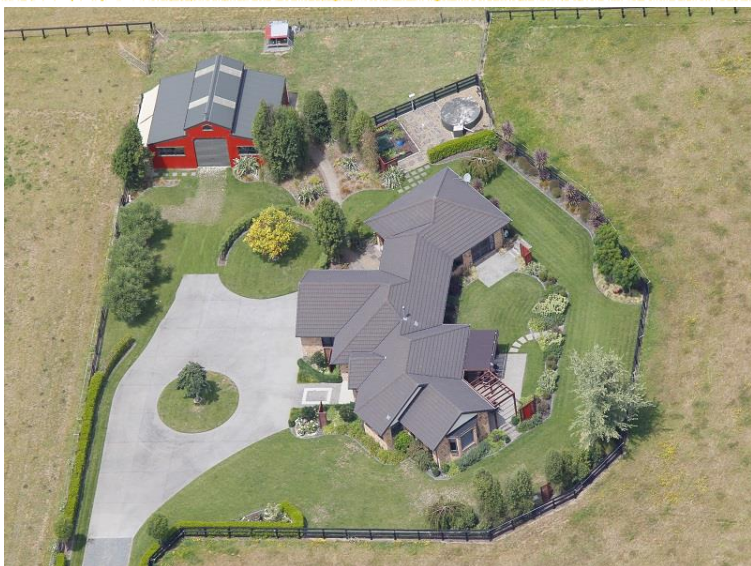
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## Live the dream

**Property ID: 6VMHFA**

Located between Hamilton and Cambridge, in Kaipaki, this 3.57Ha property has it all. Free draining soil, well fenced into good sized paddocks, ideally set up for equine lovers or other livestock choice. 4 bedroom, 2 bathroom home, 88m<sup>2</sup> Waikato barn/shed.

Contact Garry Webb 022 3533 604

LJ Hooker Hamilton

George Boyes & Co. Ltd

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## Waikato Winery & Restaurant

**Property ID: 6QYHFA**

9.35HA located in the prestigious Mystery Creek district just out of Hamilton, only minutes from Hamilton Airport. This unique property overlooking the Waikato River features the multi-medal winning winery, Coopers Function Centre and award winning restaurant, the Woodbox.

Contact Garry Webb 022 3533 604

LJ Hooker Hamilton

George Boyes & Co. Ltd

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## Munns the word!

**Property ID: 14KHFG**

Character 1940's 4 bedroom homestead recently reroofed, with polished native wood floors throughout. Grab your redbands and take this opportunity to secure this 'keeper' for future generations to enjoy. Land size approximately 2 acres (8000m<sup>2</sup>) subject to resource consent to subdivide title. \$429,000

Contact Stephen O'Byrne 021 969 848

LJ Hooker Raglan

George Boyes & Co. Ltd

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## Old West Delight

**Property ID: MERGDJ**

Elegant 4 brm, 3 bathroom + office home with pool set on 17.6ha. Gentle rolling to hilly with 17 paddocks, 4 bay round shed & large calf rearing shed. Round barn has 1 bay lock up area with toilet, shower & mezzanine floor.

Contact Peter Mellow 027 277 3575

LJ Hooker Cambridge

Tree Town Real Estate Ltd

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## 48 Ha Dairy – Three Titles

**Property ID: 9X3GEW**

Lends itself to many uses – maize, grass silage or a dairy runoff. Presently milking 160 cows through a 16 aside herringbone shed. Tidy four bedroom home in mature grounds. Good shedding. Owner will look at selling as going concern.

**Contact Terry Court 021 754 233**

**LJ Hooker Morrinsville**

**Central Waikato Realty Ltd**

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## New Season Listing

**Property ID: A02GEW**

100ha milking 180 cows, carrying all replacements. In three titles allowing flexibility. A centrally located farm encompasses flat to rolling pastures divided into 60 paddocks. 18 aside herringbone shed. 3 bedrooms plus further 4 bedroom on separate titles.

**Contact Dave Young 0274 579 060**

**LJ Hooker Morrinsville**

**Central Waikato Realty Ltd**

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## Nothing like a bit of Country

**Property ID: 10Y2GG8**

Set on 3599m<sup>2</sup> (approx.) a beautiful home combining rural tranquillity and town edge convenience. If you are looking to 'get away from it all' but need to 'stay close to it all' you won't find a more exciting and versatile home.

**Contact Sonia Furniss 027 540 0726**

**LJ Hooker Te Awamutu**

**Te Awamutu Realty Ltd**

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## Significant price reduction – Vendor says sell!

**Property ID: CE0GET**

A fabulously unique property that takes 'living the lifestyle' to the next level! With what can only be described as deafening silence and no neighbours able to look in, this spectacular lifestyle captures the essence of country living!

**Contact Jo Mackie 0274 812 186**

**LJ Hooker Matamata**

**Gibson Barron Realty Ltd**

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## The best country life has to offer!

**Property ID: IPTNGG5**

Enjoy the space this property has to offer. Create a little hobby farm or just enjoy the peace and quiet approx 3km from city. The home has been extended, the garage and hobby room/second lounge are great for the growing family.

**Contact Barry Fredheim 07 578 3129**

**LJ Hooker Tauranga**

**Realty Link Ltd**

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## See how good life could be!

**Property ID: EK3GF3**

Set on 1ha on popular Homestead Rd. 4 bedrooms, 2 living, woodburner, h/pump, & HRV system, double garage & 3 bay shed. With 5 raised garden beds, glasshouse, & paddock, being somewhat self-sufficient is easily achieved. Price \$579,000.

**Contact Claudette Mallinson 0272 203 900**

**LJ Hooker Oamaru**

**Robertson Real Estate Ltd**

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## Your country dream – 4ha

**Property ID: EMMGF3**

This 'show stopper' of a property has majestic views. Featuring open plan living & a large veranda. There are 4 bdrms (master with ensuite), plenty of garage space with an attached guest wing. Don't miss this opportunity. Buyer enquiry over \$799,000.

**Contact Stephen Robertson 0274 731 112**

**LJ Hooker Oamaru**

**Robertson Real Estate Ltd**

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## Willowbrook – Character Family Lifestyle

**Property ID: DHEGF3**

Substantial family character home, set on 6ha. 4 bedrooms; sunroom; 2 bathrooms; 2 lounges and large country kitchen. Located an easy 25km drive from Oamaru. Call to view today. Price by negotiation.

**Contact Stephen Robertson 0274 731 112**

**LJ Hooker Oamaru**

**Robertson Real Estate Ltd**

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## Old Bones Guest Lodge

**Property ID: E3HGF3**

An idyllic country lifestyle - coupled with a thriving tourism business.  
\*16 person backpacker lodge \* 500m2 Lodge \* 3 bedroom  
Owners/Managers Residence \*6 Hot tubs / Sauna / Cold Plunge Pool\*6  
caravan sites \*6 tent sites. Price by negotiation.

**Contact Stephen Robertson 0274 731 112**

**LJ Hooker Oamaru**

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## Accommodation while you build

**Property ID: ENFGF3**

This 4.15ha lifestyle block has amazing views. With a 3 bay garage, a  
fully contained 1 bedroom unit attached allowing you to live on site  
while you build. Just minutes to the town centre. Price By Negotiation.

**Contact Sheryl Heta 0274 145 256**

**LJ Hooker Oamaru**

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## Lifestyle Block - Herbert

**Property ID: ECRGF3**

This 8.3771ha property situated on the edge of Herbert with  
outstanding views, 3 bay shed and stock yards. Four separate titles  
with power on site plus 2 points of water - subdivision is a real  
possibility. \$249,500+GST (if any)

**Contact Lyndon McLay 027 221 7159**

**LJ Hooker Oamaru**

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## New Zealand National Agricultural Fieldays at Mystery Creek

**15 – 18 June 2016**

LJ Hooker and Harveys were once again well represented at site F56 at  
the Mystery Creek Fieldays.

The Highland Cattle, hot coffee and wide variety of properties on  
display were again a draw card. Thanks to all who visited the site, we  
look forward to seeing you again next year.

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