



Te Awamutu, 711 Mangatutu Road

Impressive Dairy Farm

Situated in the very good farming district of Korakonui, proudly farmed by the current owners for 31 years with care and attention. This 61.4873 ha (approx.) property is currently milking 196 cows and producing 84,153kg, MS (3 year average) through a 20 aside Herringbone cowshed with in-shed meal feeders.

Housing consists of the main three bedroom home with garaging and salt water swimming pool, set in picturesque gardens and a second three bedroom home in tidy condition. Shedding includes a 4 bay shed with 2 bay lockup workshop, 4 bay utility shed with lockup lean-to with concrete floor and 4 bay calf shed.

The property is predominantly flat to gentle rolling with 90% mowable and plantable areas. Either carry on as a dairy farm or use this opportunity to diversify into other land uses - it would make an excellent dairy support farm.

Strong silt loam and ash soils, very good water supply from a single bore, good fencing and race networks, one of the tidiest farms available.

Call Mark today!



LAND 61.49 ha

For Sale
Negotiation

Contact
Mark Weal
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LJ Hooker Te Awamutu
(07) 871 5044
Te Awamutu Realty Limited

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

* SOURCES FOR INFORMATION BELOW:

Otorohanga District Council.
Environment Waikato Council.
Property Guru.

- * C.V: \$2,450,000
- * L.V: \$1,970,000
- * O.D.C. Rates: \$4,543.65 (approx.)
- * E.W.C. Rates: \$1,041.00 (approx.)
- * Area: 61.4873 hectares (approx.)

Ref #3854784

More About this Property

Property ID	1M92GG8
Property Type	Livestock
Land Area	61.49 ha
Licensed Real Estate Agents (REAA2008)	

Mark Weal 027 451 4732
Rural / Lifestyle Consultant | mark.weal@ljhta.co.nz

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