



## Start with a clean slate!, 65.15 Acres

\$0 NZD

Presenting to the market this prime location 26.37ha bare land block, a few minutes from the Waipukurau CBD. This property has an outstanding elevated house site ready to be built on, with views out to the Ruahine Ranges, Hatuma Lake and east to capture the morning sun. Water is supplied from the town water system, and there is power and telephone lines to the house site.

The majority of the grazing land is high fertile Ruataniwha Silt Loam soils, and has been used to finish cattle, grow supplements and cash crops in previous years.

It is classed as LUC 3 and is covered under Zone N for the proposed Ruataniwha Water Storage scheme.

This property offers any potential purchaser the chance to build their dream home on a great house site, and live the rural lifestyle on their own piece of farmland.

Offers over \$347,970 (plus GST if any).

### Main Info

- Street Address : 379 Porangahau Road, Waipukurau
- Lot Size Acres : 65.15 Acres
- Postal / Zip Code : 4282
- Closest City : Waipukurau
- Dwelling : No

**Gary Brooks**

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**Co-listing with: James Bridge**

Gary Brooks is a trusted name in real estate circles having been a high-performing agent since he joined the industry in 1995. Strong performance led to his overseeing operations across the East Coast of New Zealand. With his relocation to the Waikato area, Gary now heads up the sales team to drive performance and deliver value to clients. Gary's knowledge, extensive contacts, trustworthy demeanour and most importantly – ability to close a deal - have seen him rise to the top of his game in the competitive industry of real estate. "There are no shortcuts in this business; time spent listening to my clients' expectations and translating that into workable, timely solutions backed up by solid marketing plans will reap rewards," says Gary. His particular aptitude in the sales management of forestry blocks, large scale sheep and cattle properties and premium lifestyle blocks has contributed to his success. Gary's ability to bring the best out of his team thanks to the experience he offers is invaluable, and he still keeps his hand in the sales arena, putting his weight behind standout properties that generally come his way through repeat business dealings or referrals. With extensive national and off-shore databases to tap into, Gary's commitment enables him to find the best buyers for his clients' - while maximising the value of their assets.

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