



## Quality and excellence, 606.76 Acres

**\$0 NZD**

Ashley Clinton in Central Hawke's Bay is a strong farming area and here is an example of a quality farm consisting of 245 hectares (more or less) of fertile farmland.

This prime sheep and beef finishing unit has an easy to flat contour giving lots of options for fodder, hay and possibly cash crops. A full laneway system allows for easy access and simplicity of stock and vehicle movement. A fully reticulated water system is in place with a number of storage tanks and rain water collection for the home.

A real feature of the property is the modern family home. The home is situated to enjoy views and capture sun all day long. With four double bedrooms, office, integral garaging and large living areas, the family will have plenty of room to spread out and enjoy home life.

Other facilities on the farm include a 4 stand woolshed, one set of sheep yards, cattle yards, tractor vehicle shed, haybarn, two water bores (stock & domestic) and an old unused home.

The drive to Waipukurau is around 20 minutes and there is the Sherwood school approximately 10 minutes from the farm gate.

They say quality is always worth it and this farm has it all, a must view.

TENDER to be held at 2pm Thursday 5 December, Colliers International, 2 Treachers Lane, Havelock North (plus GST if any)

- Street Address : 45 Black Road
- Lot Size Acres : 606.76 Acres
- Postal / Zip Code : 4286
- Dwelling : No
- Closest City : Waipukurau

#### Broker Info



#### Gary Brooks

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#### Co-listing with: PGG Wrightson Real Estate Ltd

From the untamed wilderness to vibrant cultural hubs, New Zealand offers a diverse tapestry of landscapes and experiences. PGG Wrightson Real Estate stands as a beacon within this rich environment, boasting a nationwide network of sales professionals and support staff who possess a deep understanding of real estate dynamics, effective marketing strategies, and cutting-edge technology. At the helm is Gary Brooks, our esteemed managing Broker, renowned for his 25-year legacy of excellence in the industry. Gary brings a blend of professionalism, integrity, and sharp negotiation skills, having facilitated transactions exceeding \$500 million in rural real estate. His expertise spans large-scale farms, premium lifestyle properties, and forestry blocks, underpinned by a thorough grasp of contract law. Gary's dedication to his clients is unwavering, leveraging his market insights and extensive networks to consistently achieve outstanding results. Trust PGG Wrightson Real Estate and Gary Brooks for unparalleled service and success in your real estate endeavors.

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