



**Chilly Brook Farm, 905.4 Acres**

**\$0 NZD**

- Big Game, Income producing, Timberland, Wildlife Viewing

**Akatarawa Valley Hidden Gem**

Chilly Brook is a large farm of 366ha hidden in the Akatarawa Valley within easy reach of Wellington City. It is an absolutely beautiful setting with endless opportunities for the right buyer.

Chilly Brook Farm Forest is a stand-out offering on four titles, set to excite and entice investors seeking quality scale properties, outdoor recreation owner/operators, and land bankers. It uniquely combines a medium-scale forestry operation, native bush and recreational opportunities.

The mature pine forest is now ready for harvest. The pine forest encompasses a total of 132ha, including 95ha planted in 1997, 30ha planted 2007, and 7ha of 45-60 year old trees.

The property includes a timber homestead, commercial workshop with three phase power, associated farm buildings and a spectacular sited hunting lodge. The lodge is set to cater for a small number of people and is situated on the edge of the Taraua Ranges at 570 metres giving views out to Kapiti Island. Part of the property borders the Akatarawa River, and the higher ground adjoins the Tararua Forest Park, providing leisure opportunities including excellent hunting and trout fishing. Multiple streams contain clear mountain water that is gravity-fed to the homestead and stock. Other property features include established roading, fully tracked access with skid sites.

The native bush includes Podocarp forest (including Totara, Rata, Rimu and Matai), with a predominance of Kamahi and Beach on the higher ground.

An attractive arboretum extending from the homestead hosts exotics including Cedar, Red Cedar, Blackwood, Japanese Cedar, Lawson cypress, Spruce, American Redwood and a large area of eucalypts.

The 150m<sup>2</sup> (approx) single storey homestead has open plan living/dining/kitchen.

The property includes expansive river flats which are deer fenced into a number of paddocks which are serviced by sheep and cattle yards.

Only 20km from Upper Hutt, Chilly Brook is a true rarity and unique package.

### Main Info

- Street Address : 2294A Akatarawa Road, Upper Hutt
- Lot Size Acres : 905.4 Acres
- Postal / Zip Code : 5372
- Lot Size Hectares : 366 hectares
- Closest City : Wellington
- Dwelling : Yes

### Broker Info



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