

Web ID AR3840950

# Boundary and Wilkins Road

*Ashburton*

**FOR SALE**  
By Negotiation



*Local people, local knowledge*

**03 308 0027**

[www.mcleodre.co.nz](http://www.mcleodre.co.nz)





## The Total Package

This bare land block offers the total package with options for future development.

The property comprises a total of 92.2507ha already subdivided into separate titles including 5 x 8ha bare land blocks with superb mountain views with most titles having sealed road access.

This irrigated property comprises good fertile deep silt soils on the upper terrace and lighter soils highly suited for irrigation on the lower terrace closer to the river incorporated on a larger 52 ha title.

A great location within minutes of the town boundary and close to Lake Hood. Purchase as a farm and build your new home and retain the development potential.

The land is currently leased and provides a good opportunity to land bank for a strategic purchase.

## Property Information

### Production History

The Vendor has achieved highly reliable yields of quality crops that include wheat, grass seed, peas, bok choy, white clover, barley, potatoes and radish. The range of crops grown reflect the quality soils and the farms versatility.

### Soil Type

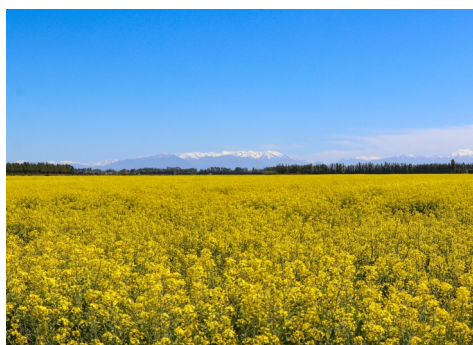
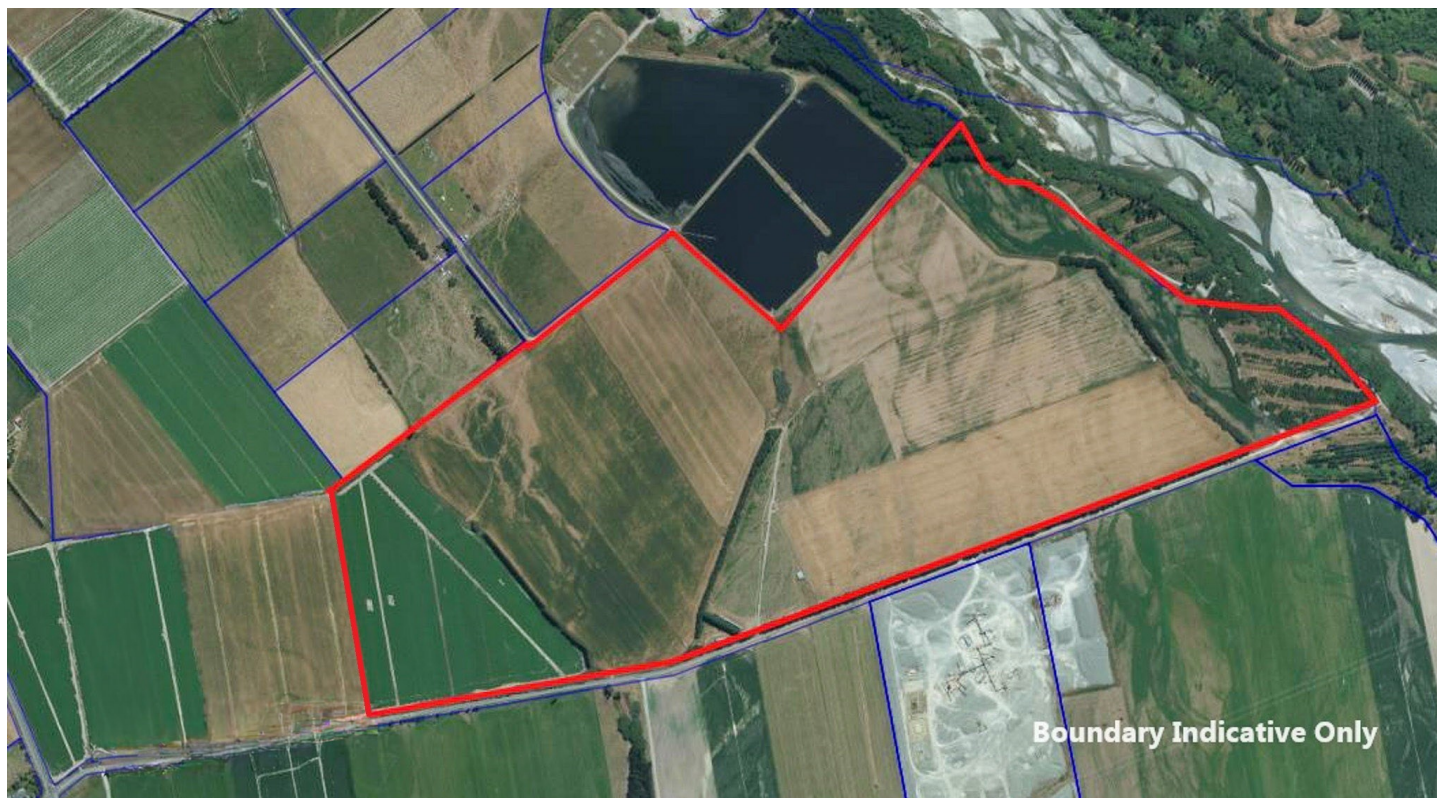
Combination of Wakanui, Kaiapoi and Waimakariri soils on the heavier land with Selwyn and Rangitata soils on the lighter land.

### Wells

Consent # CRC021822-2

Depth 62m, consented to 60 litre per second





## Property Information cont'd

<b>Description</b>	Rural														
<b>Legal Description</b>	Lots 5 - 9, DP509798 Lot 10, DP509798 and Pt Lot 1 DP 3650														
<b>Titles</b>	778855 - 778860														
<b>Tenure</b>	Freehold														
<b>Zoning</b>	Rural A														
<b>Rateable Value</b>	\$4,270,000 (as at July 2021)														
<b>Land Value</b>	\$4,145,000														
<b>Improvement Value</b>	\$ 125,000 (values to be updated)														
<b>Land Areas</b>	<table> <tr> <td>Lot 5</td><td>8.0807 ha</td></tr> <tr> <td>Lot 6</td><td>8.0005 ha</td></tr> <tr> <td>Lot 7</td><td>8.0001 ha</td></tr> <tr> <td>Lot 8</td><td>8.0004 ha</td></tr> <tr> <td>Lot 9</td><td>8.3768 ha</td></tr> <tr> <td>Pt Lot 1 and Lot 10</td><td><u>51.7922 ha</u></td></tr> <tr> <td><b>Total</b></td><td><b>92.2507 ha</b></td></tr> </table>	Lot 5	8.0807 ha	Lot 6	8.0005 ha	Lot 7	8.0001 ha	Lot 8	8.0004 ha	Lot 9	8.3768 ha	Pt Lot 1 and Lot 10	<u>51.7922 ha</u>	<b>Total</b>	<b>92.2507 ha</b>
Lot 5	8.0807 ha														
Lot 6	8.0005 ha														
Lot 7	8.0001 ha														
Lot 8	8.0004 ha														
Lot 9	8.3768 ha														
Pt Lot 1 and Lot 10	<u>51.7922 ha</u>														
<b>Total</b>	<b>92.2507 ha</b>														

## Rates (incl GST)

<b>Ashburton</b>	\$5,792.84 pa
<b>ECAN</b>	\$2,690.45 pa (rates to be updated)

## Farm Improvements

Two stand shearing shed (generator required) and yards, four bay hayshed.

## Chattels

8 x 40T silos, 2 x approx. 40T silos, 3 x 28T silos, 125 Roto Rainer, 250 Roto Rainer, assorted irrigation equipment including one trailer, hoses and take off

## Additional Information Available

- Soil Analysis
- Titles
- Well and Water Consent
- 3 Waters Map
- Compliance Monitoring Report
- Farm Environment Plan

208 Havelock Street, ASHBURTON 7700