

RURAL CHATTER

with *Lydia Heyward* LICENSED REAA 2008

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Hello readers

2018 started well for us farming and lifestyle people, days of lovely rain, I am very pleased that I included the rain chart in my last newsletter. We have been saved from what could have been a very dry and worrying summer and autumn.

There is a serious shortage of lifestyle properties for sale in our region, I have a list of buyers waiting for their perfect property.

You may be interested in taking advantage of this opportunity by engaging in a quiet

listing. This is a listing that we know about but do not advertise. Some sellers like this approach, open homes and lots of media coverage is not for everyone. The disadvantage of this option is that we cannot be sure that we have attracted all of the buyers.

A full marketing campaign will do this and will assure you that you receive the best price on sale day.

You're welcome to chat with me about this marketing option.

SUDOKU

2			6	1		3	7	8
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E008

Easy

PROPERTIES WANTED

I have requests from genuine buyers looking for properties

...see overleaf for details

Follow me on



NEW LISTING



34 Leigh Road, Foxhill - \$1,150,000

This lovely family home was built in the early 1920s but has been extensively altered and now has four double bedrooms; two bathrooms; a spacious living room and a true country kitchen. There is also a large craft room which could be used as a fifth bedroom or office. Deer fencing divides the 15ha into paddocks - suitable for all types of lifestyle farming options. The hay shed and 4-bay pole barn are centrally situated with a separate workshop and garage located adjacent to the barn. Water is drawn from a well and pumped to tanks which gravity-feeds to the paddocks and the home. Until recently this property had a relocatable granny flat - the septic tank and electrical connections are still in place - a bonus if you are planning to obtain consent for a second dwelling. There is much more to this property which can only be appreciated by viewing.

UNDER OFFER



38 Slippery Road, Tapawera - \$650,000 + GST (if any)

Here is the perfect opportunity to live in a beautiful property and work from home supplying free range eggs to the market and to an established client base - on average, 1,000 eggs are collected daily. The 4.9ha property is situated in a very pretty valley in the Tapawera area and bounds the Sherry River. There are eight chicken houses and a chicken raising house. The hens are free-ranged every day after their morning feed. The owners also run a few sheep and fatten a couple of cattle. The home is a lovely family home with three bedrooms, a large living area, modern kitchen and bathroom. A large covered deck provides amazing outdoor living. There are fruit trees, room for an extra large veggie garden, kids pets, a pony and more. An abundance of sheds and the egg grading room and cold store are situated close to the home. Business books are available on request.



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Tikana Bull For \$38,000

A Tikana Wapiti bull sold for \$38,000 at the stud's annual sale. Dave Lawrence and Donna Day had 20 wapiti bulls and 10 hinds up for auction, and the highest bid went to 387kg bull Forecaster, a son of champion velvet sire Storm, which previously held the record auction price at Tikana of \$30,000. Forecaster was the winner of the three-year-old elk/wapiti category in the National Velvet Competition last year after cutting 12.2kgs of velvet. Forecaster ranks in the top 1% of the terminal index for wapiti sires. (Stuff)



Radical Rethink On Molesworth

DOC is open to a radical rethink of the historic Molesworth Station, the rolling high-country farm linking Marlborough to North Canterbury. The farming lease at the 180,000-hectare cattle ranch - about the size of Stewart Island - expires in 2020, and the public could help shape its future. Community ranger Chris Wootton said a new online survey will collect and gauge public opinion, although calls for sealed roads, tour buses and airstrips weren't likely to fly. A management plan for the publicly-owned Molesworth was approved in 2013. Its intention was to transition Molesworth from its traditional focus on farming to include more recreation and conservation activities. (Stuff)

New Nutrition Division For Fonterra

Fonterra has set up a new medical nutrition and 'healthy ageing' division and launched what it describes as the world's first fast-acting milk protein. The potential prize is a slice of the \$25 billion global medical nutrition market. Kelvin Wickham said Fonterra had been active in the field for many years, but now wants to strengthen its focus and offer products to a broad range of people, from athletes and the middle aged, to the elderly and ill. Fonterra has set up a small dedicated nutrition team working out of its Amsterdam office that is focusing on developing products. (Stuff)



Indicative boundary lines only

Eighty Eight Valley Road - Three options available

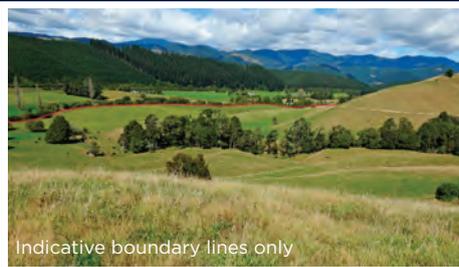
Three adjoining property owners have decided to sell.

Option 1: 52ha of arable land with a large hay shed. **\$1,200,000 + GST**

Option 2: 19.9ha of good farmland with two basic homes, old but usable woolshed, good yards and other support buildings. **\$770,000 + GST**

Option 3: 25.2ha of quality grazing and fattening land that could be added to the 19.9ha block by way of a boundary alteration (subject to council consent) **\$575,000 + GST.**

Call me to explain all the finer details.



Indicative boundary lines only

Main Rd, Foxhill - PBN

This property is in two titles and are unable to be sold separately. They total 58.2ha. It has river flats, easy hill country and some steep country and is used for fattening. The cattle yards are situated close to the road and have dual truck access and plenty of turning space. A large hay shed and a smaller implement shed are situated close to the yards. A new 4-bay hay shed has been built next to the hay paddocks. Building sites are plentiful and offer outstanding rural views across the farm and down the valley.

Looking for a large scale fattening and breeding farm?

I may have just the property for you!



"Don't wait to buy real estate. Buy real estate and wait."

Will Rogers

SUDOKU SOLUTION

2	9	4	6	1	5	3	7	8
5	3	7	9	2	8	1	4	6
6	8	1	4	3	7	9	2	5
7	6	5	1	4	9	2	8	3
9	1	2	5	8	3	4	6	7
8	4	3	2	7	6	5	9	1
1	2	8	3	6	4	7	5	9
3	5	6	7	9	2	8	1	4
4	7	9	8	5	1	6	3	2

WANTED

Country home on the outskirts of Wakefield, Moutere or surrounding district for a buyer who treasures privacy. Up to \$700,000.

Small holding in Wakefield or Upper Moutere area with a solid three plus bedroom home. Up to \$1,200,000.

I am always looking for properties, so if you are considering selling, call me for a FREE and CONFIDENTIAL appraisal.



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