

RURAL GATE POST NEWS

ISSUE 9-2018

with

Team Lydia Heyward

LICENSED REAA 2008

Your real estate is our business



Hello readers

It is spring time, we cannot complain about our winter weather, it was so mild and easy on us outdoor people, our farms and our animals. Spring is here and everything is feeling and looking like we are about to enjoy a very kind spring season.

Our real estate enquiry level has also "sprung" and we are constantly receiving calls from people who are keen to purchase their next farm or lifestyle block. You may think that every agent says this and uses the "I have a

buyer" as bait to get you to list your property. I can guarantee that I do not do this, every wanted advertisement is for a genuine buyer so you can be confident that we are acting on instruction from a buyer to find them a property and we are very proud to say that we treat all enquiry as confidential until we are instructed by the owner to represent the property.

Like to know more, just give me a call, I will be happy to chat with you.

Enjoy Spring time

SUDOKU

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9	6		7		2		8	
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M010

Medium

NEW LISTING



RED BARN CAFE

Murchison - \$875,000 + GST (if any)

This exciting business with a country lifestyle has come to market 10km North of Murchison. Absolutely everything is in place to step straight into this going concern, freehold land, buildings, chattels and assets included. The cafe and Animal Park grounds are modern and exceptionally well appointed with recent refurbishments.

NEW LISTING



A NICE SLICE OF HISTORY

54 Quail Valley Rd, Belgrove

This charming, historic 1880's character settlers cottage was lovingly expanded and renovated to a high quality in 2007. It has an elevated north-facing rural outlook with an esplanade reserve (Wai-iti River) on its north boundary. The home measures approximately 160m², while the grounds are approximately 2,623m².

NEW LISTING



GREAT LITTLE LIFESTYLE PROPERTY

266 Wairoa Gorge, Wakefield - \$750,000

26.2883ha of rural land at the Lee Valley end of the Wairoa Gorge Road recently logged and ready for replanting. The three bedroom home, on the northern boundary, enjoys views down the valley. There are no interior photos of the home as it is tenanted and we respect their privacy however they are very happy to have us view the home by appointment. There is an older 3-bay shed and a newish 3-bay barn that is off grid. This property is also close to town. Be sure to make an appointment to view

7.9258ha bare land for sale in the Wakefield area \$350,000 (subject to final survey)

SOLD



70 Ranzau Road Hope

SOLD



256 Malling Rd, Redwood Valley



Team Lydia Heyward Your real estate is our business 0800HEYWARD

King Best Co-op Leader

LIC chairman Murray King has been named Cooperative Leader of the Year. A Nelson-based dairy farmer, King has a longstanding connection to LIC and the dairy farming community of the upper South Island. He was first elected to LIC's board in 2009 and has been re-elected twice as chairman since 2012. As chairman, King has steered LIC through a period of significant change and disruption in the dairy sector. (Farmers Weekly)

\$4m Profit For Cavalier

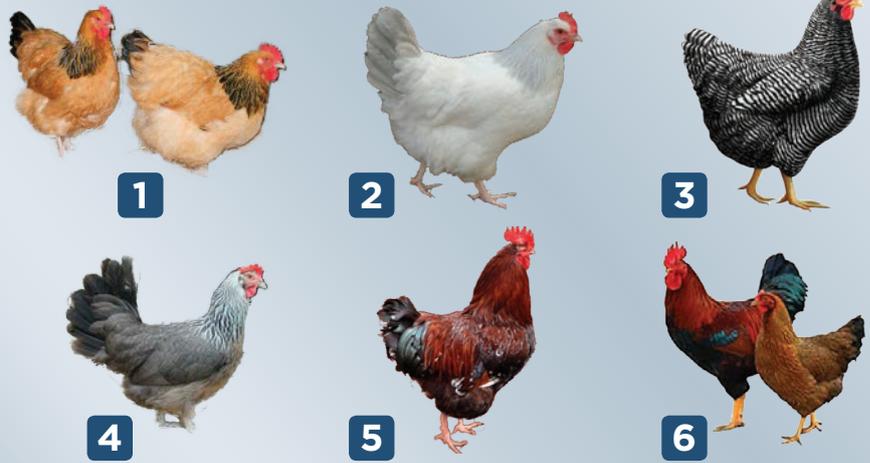
A much sharper Cavalier Corporation is looking forward to increased carpet sales. NZ and Australian carpet markets were softer in the year ended June 30 but favourable wool prices helped the group to an impressive profit turnaround, achieving an after-tax profit of \$4.1 million, compared to a \$2.1m loss a year earlier. After completing its restructuring in 2017, Cavalier's streamlined operations allowed it to boost operating cashflows and reduce borrowings, both by significant amounts. Cashflows were \$12.1m from an outflow of \$5.4m and that helped reduce borrowings to \$29.4m at balance date from \$40.2m previously. Further improvement is expected this year and the group is very focused on lifting volumes and revenues and achieving sustainable and profitable growth, said CEO Paul Alston. Dividends to shareholders are still being held back while that is achieved. Carpet sales for the year were \$123.7m, down from \$131.6m. As well as softer sales, there had also been a short-term impact on supply to Australia as a result of the consolidation programme. The segment profit was \$7.1m compared to a loss of \$4.47m after restructuring costs a year earlier. Revenue for the wool acquisition business was \$27.4m, down from \$29m, and the segment profit was \$1.29m, up from \$430,000. Cavalier reported total assets of \$133m at balance date, with shareholders' funds of \$72.2m. The company's 27.5% stake in scouring company Cavalier Wool Holdings is valued at \$24.5m. (Farmers Weekly)

Cured Meats to Be Labelled

Bacon will require country-of-origin labels under the latest version of proposed rules. The Primary Production Select Committee recommends cured meats like bacon and ham be included in the Consumers' Right to Know (Country of Origin of Food) Bill. The move is a change from the committee's interim report, released in July, which excluded cured meat products from labelling requirements. Nuts, seeds and grains, tinned fruit and vegetables, mixed frozen vegetables, crumbed fish fillets, marinated meats and dried fruit were also excluded. (Stuff)

WIN *with* TEAM LYDIA HEYWARD

Identify these breeds and go into the draw to win a pair of Skellerup Red Band Gumboots



Go to our website competition page to enter during September 2018. Be sure to sign up to our monthly newsletter and competition at

www.teamlydiaheyward.com

A2 PROFIT UP 116%

a2 Milk's annual net profit shot up by 116% to \$195.7million for the June 30 year, driven by a big leap in infant formula sales into China and Australia. Revenue came to \$922.7m – an increase of 68% over the prior corresponding period. a2 said its infant formula share strengthened to 5.14% in China and 32% in Australia. There was substantial physical distribution growth to about 10,000 stores in China and 6,000 stores in the US, it said. Sales

of a2 Platinum infant formula again grew substantially in Australia and China, with continued growth in market share. a2 Platinum sales revenue was \$724.2m, an increase of 84% on the previous year.

(NZ Herald)



Congratulations to

Linda Fickling for getting all of the sheep breeds correct and winning a pair of Red Band gum boots.

SUDOKU SOLUTION

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

WANTED

Good sized farm suitable for dairy grazing and within the Tasman area

Nice near new home with 30ha + of easy land

Redwood Valley area buyers who missed out on Malling Road are keen for something similar. Would love to be at the end of a country Road

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

