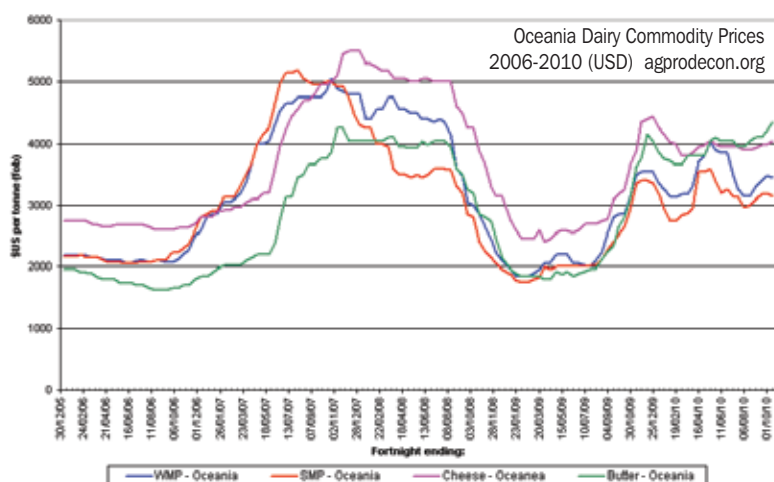


COUNTRY PROPERTY MATTERS

SPRING 2010



Agriculture Outlook: Positive... with a few bumps along the way!

The last 24 months have been 'character building' for the primary production sector to say the least... a global financial meltdown, a 34% drop in dairy payout, one of the worst droughts on record in Northland, followed by one of the wettest Septembers on record.

As gloomy as that sounds, most industry commentators agree that New Zealand's road to recovery will be agriculture and export led, and already there are signs that most primary production sectors will have a significant part to play.

Global supply shortages and increases in demand for the likes of lamb and beef, along with dairy produce, have been driving global pricing to buck historic industry norms and trends.

New Zealand-exported beef to the US has enjoyed record prices, and with volumes of beef in cold storage at their lowest levels since 2005 and demand forecast to remain firm, things are looking encouraging for the coming season.

Global sheep meat production is down, and although our lamb slaughter was back 6 percent from the previous season, we are now gaining record prices for New Zealand lamb in overseas markets – a trend that is expected to continue for at least a further 12 months.

The dairy industry enjoyed a lift in global pricing in late 2009 (after falling away in 2008) and has further strengthened due to continued global shortages of dairy commodities - leading to the recent announcement of the second-highest payout. Sir Henry van der Heyden was reported by NZ Farmers Weekly at the recent Northland Development Trust meeting as saying: "The current forecast of \$7 to \$7.10/kgMS looks very firm and the directors are very comfortable with that prediction given world commodity prices and the Fonterra currency hedges."

So the signs are very positive, and should be recognised as a very good time to be investing long-term in the rural property market. However the improvement in forecast has not suddenly reflected in an increase in land sales and prices.

Why? Purchasers (that's right they are still out there looking to invest) we have spoken to over the past 20 months have become weary of the volatility in the markets - the higher degree of pessimism that something bad might happen, the higher the return they are requiring... and are therefore pricing properties accordingly.

The low number of farm sales achieved has not been due to a lack of purchasers wanting to own a property, but vendors not always recognising that this volatility is set to continue for some time to come.

When we previously went through a correction in the market during 1987 and 1992, it took between 5-7 years to get back to previous highs. This time around, based on many bank economists' recent growth forecasts, we could expect a recovery could well take a bit longer this time around.

With the long-term sector outlook showing many positives, and with a downward correction in farm values now evident, there are many reasons to look at investing in the primary production industry at the bottom of the rural property cycle. And with continued buyer interest for well-priced properties, many owners free from financial pressures will consider it's a great time to sell.

John Barnett BCM Dip Ag

Country Specialist
021 790 393

Specialising in Rural
Properties in The North



Latest Achievements:

Top 10 Bayleys Country Salespeople 2009,
Top 10% Bayleys Salespeople 2009,
Sold 32% of farms in the Rodney,
Whangarei and Kaipara Districts in 2009.

Help support our Guide Dog Services Charity Auction.



January 22nd 2011
Bayleys Tent
Warkworth A&P Show

Yes it's almost that time again, so mark the date on your calendar now! Over the last 2 years we have helped raise more than \$6000 towards this worthy cause. So, come along and bring your wallets!

Wine Winners!



Congratulations to Alistair McKay, who takes away a bottle of one of the regions great vintages. Subscribe to John's Country Views e-newsletter, stay in touch with what's going on and be into win! All this and more at www.johnbarnett.bayleys.co.nz.

To view John's current rural listings go to www.johnbarnett.bayleys.co.nz

Disclaimer: All opinions, statements, analyses, expressed are based on information which we believe to be authentic and reliable. Bayleys issues no invitation to anyone to rely solely on the information contained here and intends by this statement to exclude liability for any such opinions, statements and analyses.

BAYLEYS
www.bayleys.co.nz

AUCTION



HIDDEN AWAY FROM THE WORLD! Whangaripo Valley Road, Wellsford

Open the large wrought iron gates and enter a hidden land where the native bush on the boundary is your nearest neighbour.

This 45 hectare property has a flat to undulating contour, with 15 hectares in pasture and the balance in well established native bush covenant. Take a quiet walk among the Kauri and Totara, build your home, ride your horses, run cattle, sheep or let someone else worry about the grass...so many options.

Located only a short drive away from Matakana, Wellsford, the popular Mangawhai and Te Arai beaches and within an hour of Auckland!

Realistic vendor says "Sell"!

Auction (unless sold prior)
2 pm, Wed 17 Nov 2010
4 Viaduct Harbour Ave
Maritime Square, Auckland

View by appointment
www.bayleys.co.nz/184351

John Barnett
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NEW LISTING



MADE OF GOOD FARMING STOCK! West Coast Road, Warkworth

Well situated between Warkworth and the Kaipara Harbour and being offered for sale for the first time in 145 years is this 68 hectare grazing farm in two titles. The property has a good mix of flat to undulating to easy hill contour which has been subdivided into 16 paddocks and linked by a central limestone race. With great rural views and essential support infrastructure such as sheep yards, a large 2 stand woolshed & implement shed, good water supply and a 4 bedroom Kauri Bungalow already in place, the farm is all set for the next hundred odd years.

Located close to the schools, shops, farm services and within an hour of Auckland CBD.

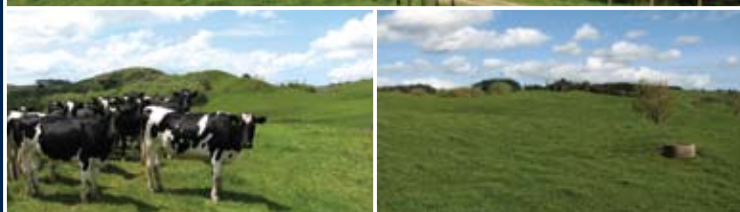
Vendor wants to retire and has called "Time"!

Forthcoming Auction
(unless sold prior)

View by appointment
www.bayleys.co.nz/184599

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NEW LISTING



PRODUCER OF FINE BEEF! - 225 Ha Waiotira, Whangarei Surrounds

For the last 48 years this 225 hectare beef farm has been the source of high quality beef stock in the North. Currently operated as a beef stud, the property has a good mix of undulating and easy hill contour with a good fertiliser history and a reliable all year round water supply, which is reticulated around the property from its spring fed dams. The farms 37 paddocks are subdivided by a combination of traditional and good quality permanent electric fencing with a large set of cattle yards, a 5 bedroom villa, and good support infrastructure. With schooling and farm supplies & services nearby and only 35 kms to Dargaville and 43 kms to Whangarei there is plenty to consider.

Motivated vendor wants to retire and says bring me the market!

For Sale

View by appointment
www.bayleys.co.nz/183970

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POTENTIAL TO BE BEEFED UP! Waiotira, Whangarei Surrounds

Located in the popular Waiotira District is this 265 hectare dry-stock farm. Currently operated as a beef and dairy grazing unit, the property has a good mix of a flat to undulating contour which provides the ability to grow supplements for on and off farm use. The farm has been sub-divided into 74 paddocks by permanent electric fencing predominantly, and is linked by a central race. A good all year round water supply, essential support infrastructure and a 3 bedroom house is already in place. The location is great for families ... only 5 minutes to the local primary school, pony club and golf course and within forty minutes of Whangarei and Dargaville.

Vendor ready to move on!

For Sale

View by appointment
www.bayleys.co.nz/184558

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AUCTION



GREAT SETUP & POSITION! - 87 Ha

Grice Road, Kaipara Harbour

Superbly positioned on the shores of the Kaipara Harbour lies this 87 hectare farm in two titles.

The property has a flat to undulating contour, a central limestone race system which loops around the entire farm for ease of stock movement, a large new set of cattle yards (including a cattle crush and washdown system), new fencing, a landscaped driveway to one of the many potential building sites, a current pastoral lease earning over \$20,000 p.a and comes complete with its own tractor and Hi-lux ute. So the hard works been done...meaning more time can be spent on your boat fishing or sitting back on your very own beach.

With a location close to Wellsford, Warkworth and less than an hour from Auckland, this one's a keeper!

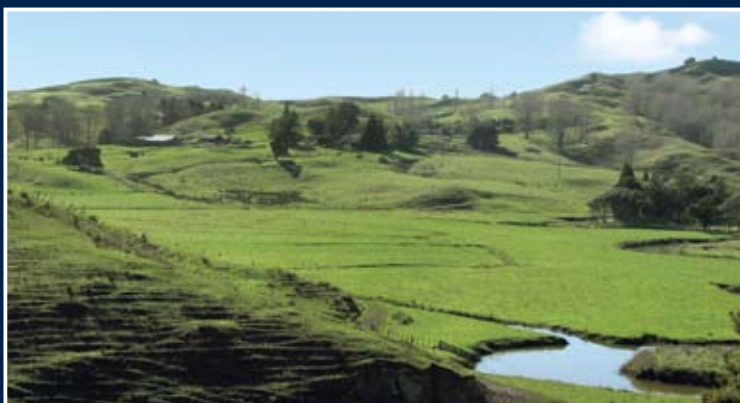
Realistic vendor has other projects on the go and wants it sold!

Capital Valuation: \$1.5m

Auction (unless sold prior)
2 pm, Wed 24 November 2010
4 Viaduct Harbour Ave
Maritime Square, Auckland

View by appointment
www.bayleys.co.nz/184205

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PROVEN PROTEIN PRODUCER

Waiotira, Whangarei Surrounds

Situated in the beef producing capital of the North, lies this 400 hectare grazing farm. Its mix of fertile river flats and easy hill contour, spring fed dams, native and popular shelter provide the ability to grow and finish stock of all ages. The property is well sub-divided into 48 paddocks by traditional 7 wire fencing and is supported by good infrastructure such as 2 sets of cattle yards, a woolshed with covered yards and a 3 bedroom house and cottage. Located close to schools, saleyards and services and within 30 minutes of Whangarei and Dargaville.

Vendor wants to downsize and says "sell!"

For Sale

View by appointment
www.bayleys.co.nz/183971

John Barnett
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E john.barnett@bayleys.co.nz



COUNTRY HOME NEEDS NEW FAMILY!

Wayby Valley, Wellsford

This substantial north-facing home, set on 6.5 hectares of pasture, vineyard and established grounds has been masterfully designed with great attention to maximising the beautiful rural views and providing a home for family living and entertaining.

Superb features include 3 large bedrooms, master ensuite, open plan living room and a large conservatory which flows out onto expansive decks and enjoys stunning sunsets. Three car garaging provides all the vehicle housing and workshop area you'll ever need. Plus, upstairs is a games room (complete with Snooker Table) and an extra guest bedroom and bathroom ... so there is certainly a lot of house on offer.

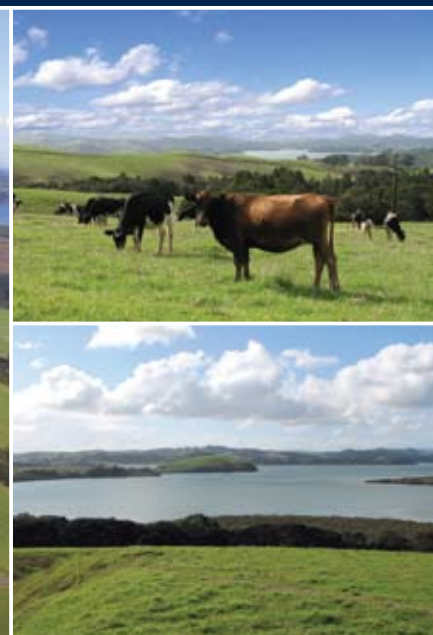
Vendors have packed their bags and want to move on!

Forthcoming Auction
(unless sold prior)

View by appointment
www.bayleys.co.nz/183963

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E john.barnett@bayleys.co.nz

AUCTION



VENDOR AND BANK AGREE ... SELL! - 304 Ha

Tinopai, Omatatea Surrounds

Located on the western shores of the Kaipara Harbour inlet lies this attractive 304 hectare grazing farm. Having been well sub-divided into 54 paddocks by a mix of traditional and good quality permanent electric fencing and complemented by an additional 480 cell "Techno Grazing System", the building blocks are already in place to intensify your beef program. With a central racing system, two sets of cattle yards, 2 hay barns, a 3 stand woolshed, an airstrip, large stand of Kauri, a 7m waterfall and magnificent views from both sides of the farm over the Kaipara Harbour, there is a lot here on offer.

Situated minutes from the seaside town of Tinopai, 10 kms from the Matakohē sale yards and within 30 minutes of Ruawai, Paparoa and Maungaturoto's farm supplies & services and schools. This beef farm provides a great opportunity to purchase a property with both potential and location.

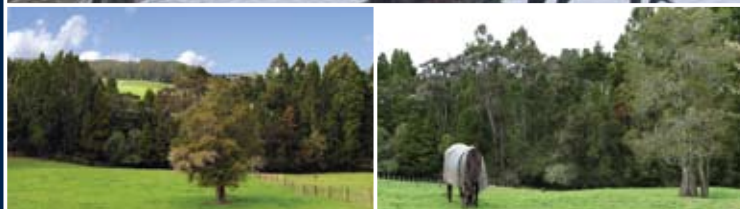
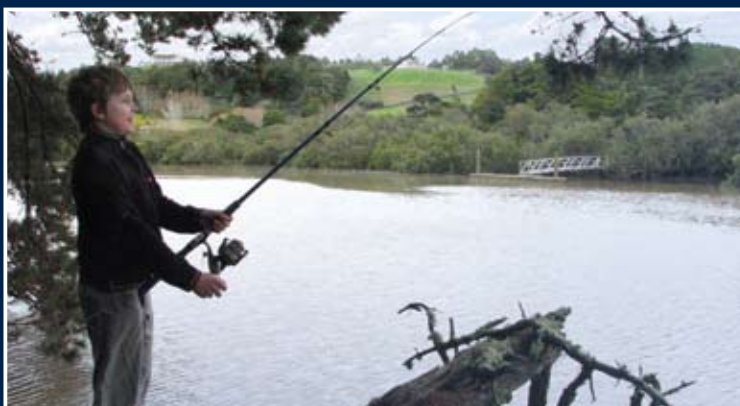
Vendor has given clear instructions. "Get it sold!"

Auction (unless sold prior)
12.30 pm, Thur 11 Nov 2010
25 Rathbone Street, Whangarei

View by appointment
www.bayleys.co.nz/183969

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Kaye McElwain
M 027 215 2015
B 09 431 5415
E kaye.mcelwain@bayleys.co.nz



ONLY A SHORT PADDLE TO TOWN!

Sandspit Road, Warkworth

Located only minutes (by river or road) from the picturesque township of Warkworth lies this private 14.49 hectare lifestyle property.

The farmlet has a flat to undulating contour which has been well subdivided into 13 paddocks and is bounded by covenanted native bush. With an extra large implement shed to store all your work or recreational gear, a 3 bedroom house with great rural views, horse day boxes and the original Settlers' track down to the Mahurangi river for fishing or boating... there is plenty on offer.

Close to schools & shops, with beaches, Matakana Farmers Markets and vineyards. All of this within 45 minutes of Auckland!

Vendor is serious about selling and wants a result!

For Sale

View by appointment
www.bayleys.co.nz/184036

John Barnett
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B 09 425 7640
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E john.barnett@bayleys.co.nz

AUCTION



POSITION, PRODUCER, POTENTIAL! Mangawhai and Ryan Rd, Tamarata

This 58 hectare grazing farm is well positioned in the popular Tamarata area. Blessed with a predominately flat to undulating contour the farm is currently operated as a dairy grazing unit and has been well sub-divided into 34 paddocks and linked by a central race system. The property has a good fertiliser history, an abundance of hay making country, a reliable all year round water supply and an existing driveway through native bush covenants to one of the many potential building sites.

Situated close to the popular East Coast beaches, schools, and within an hour of Auckland.

The Vendors are realistic to current markets conditions and want this property sold!

Auction (unless sold prior)
1pm, Thur 9 Dec 2010
3 Elizabeth Street, Warkworth

View by appointment
www.bayleys.co.nz/184349

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