



# FOR SALE

## 97.7HA DAIRY FARM + TWO HOMES (7 FREEHOLD TITLES)

Aurora Group is proud to present a rare 97.66ha Kaipara Flats dairy-and-lifestyle estate across 7 titles, set well off the road for peace, privacy and big-sky views—yet minutes to Warkworth, Matakana and the SH1 motorway for an easy Auckland run. Loved and meticulously maintained, it's offered only because the owners are moving overseas—presenting a substantial landholding where production, lifestyle and long-term potential align in one compelling opportunity.

The effective platform is ~85ha with limestone races, typically milking 230 cows (season-end ~220) for an average ~100,000 kgMS. Young stock (R1 50 / R2 52) are grazed off. The dairy is a 16-cup herringbone with in-shed meal system, 5,300L vat and 2x250L hot-water, with compliant milk cooling and a good tanker track; it's supported by a 230-cow yard, stand-off pad, calf sheds and a workshop. Water security comes via creek and bore, with storage pond and irrigable area.

Lifestyle is a standout. The main 2010s single-level brick-and-tile 4-bed/2-bath home (ensuite + separate WC) showcases an entertainer's kitchen with scullery, generous open-plan living and seamless flow to a sun-soaked deck and BBQ zone—made for long summer evenings and wide rural views. Triple internal garaging, a fully fenced garden, separate laundry, 20,000L concrete tank, septic and a heat pump complete a very easy home, with ample parking for boats and trailers. The 4-bed farm manager's home adds two lounges, an open wood fire, a large garage/work shed and a separate laundry—flexible accommodation for staff, extended family or guests.

Scale, privacy and multi-title flexibility in a prime Northern Rodney location—this is the complete dairy-meets-lifestyle proposition. Don't miss this opportunity!

Viewings by appointment. Information pack available on request. Contact Yi Wei from Aurora Group today on 021 638 168.

8 BED | 4 BATH | 3 CAR

PRICE:  
Price by Negotiation

OPEN FOR INSPECTION:  
N/A



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AURORA  
GROUP

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Floor Plan for illustration purposes only

**Disclaimer:** Floor Plan measurements are approximate only (internal spaces exclusive walls). We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan, any person using this information should always rely on their own enquiries

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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