



# SOLD

## AMAZING OPPORTUNITY: FARMING/HUNTING, ETS, ESCAPE

This unique property is located on the picturesque East Coast of New Zealand's South Island, positioned on the southern side of the Clarence River - Waiua-toa - Valley.

It is located 40 km - a 35 minute drive - north of the well known tourist town of Kaikoura, along State Highway 1, then 14km - around 30 minutes - drive inland from State Highway 1.

The property has a total area of 183 hectares, with around 58 ha being river terrace and essentially flat. The property climbs through easy to steep hill - around 65 hectares - culminating in higher country of 60 hectares. The highest point is at an elevation of approximately 990 metres above sea level.

The property is home to a large population of feral deer and pigs, presenting excellent hunting opportunities. A caravan has been positioned at a high elevation, for accommodation on overnight hunting expeditions.

The property has indigenous cover in parts, 43.5 ha of which has been registered in the New Zealand Emissions Trading scheme, producing carbon credits which are able to be sold annually.

Access around the property is by well formed farm tracks. Currently only cattle are farmed on the property.

There is an abundant natural water supply to meet stock and domestic requirements.

Facilities on the property include a sound of six bay wooden post and iron exterior shed. Two bays are closed and lined, established as a living area incorporating 2 bedrooms, bathroom and kitchen/living. 3 bays are open. 1 bay is secure with a lockable roller door. There is solar power and a septic tank for waste water.

Originally part of a larger farming operation, the property is contained in three separate certificates of title.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$1,825,000

OPEN FOR INSPECTION:  
N/A



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