

GwenGary Estate – For Sale: \$1,150,000 (plus GST is applicable) – www.gwengary.com

GwenGary Orchard
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Introduction

At the northern end of New Zealand's lush and fertile Bay of Plenty, just 10kms from Tauranga City, lies the friendly, rural district of Te Puna. Nestled just 1.13 kilometres from the main state highway, is a remarkable lifestyle block which is being sold as a going concern and is now open for inspection to discerning buyers.

This property would be particularly suitable for a family or mature couple, looking to escape the rat race, by moving to a developed rural location, while still having easy access to all the facilities that a modern city such as Tauranga can provide. It will also provide it's new owners with an additional income stream, which is expected to grow significantly over the next few years.

The Estate

The GwenGary Orchard has been owned as a going concern for over 35 years by it's current owners, who originally developed the block from farmland in 1973, into a large citrus grove by the early 1980's, which supplied high-quality produce to both local and international markets for over 20 years. In more recent times, the bulk of the citrus trees (primarily tangelos) have been replaced by 2 hectares of kiwifruit, which is now in production.

The property is 3.83 hectares (9.5 acres) in total and comprises a front block measuring aprox: 1.83 hectares and an adjoining rear block with easy farm vehicle / tractor access, measuring aprox: 2 hectares.

Front Block

The front block adjoins Snodgrass Road and is where all the buildings (house, fenced and decked swimming pool with spa / jacuzzi, orchard outbuildings and coolstore) are located.

Approximately 1 hectare of the orchard's front block (located next to the house and outbuildings) currently is in grass and is suitable for either further plantings of kiwifruit, citrus or avocados and still have room for a tennis court. It also has excellent views of the blue-ridged Kaimai mountain range and features a beautiful native tree corner at it's northernmost point, which is home to several species of native New Zealand birds.

A smaller portion of the land near the native tree corner and a larger portion on the road-side of the outbuildings is still used to grow a locally marketable quantity of citrus (45 Seminole Tangelo and 260 Silver Hill Satsuma Mandarin trees). The current trees are young and the new owner can expect an increased volume of fruit as their potential continues to expand.

Rear Block

The rear block is fully planted with Strip Male (Hayward Chieftain) and Hayward Kramer Female kiwifruit vines, divided into two adjoining 1 hectare blocks; one block contains cropping vines in their second year of production and produced 6,000 trays of export fruit this current year. The other (3 years planted) 1 hectare will come into production in 2011, by which time total production is expected to have risen to approximately 11,000 export trays. The production total is expected to reach 20,000 export trays shortly thereafter, as the vines mature and the fruit volume continues to increase.

As the northern Bay of Plenty is "Kiwifruit country", a number of professional pack-houses are based in and around the area and it is entirely feasible for a prospective buyer to contract out the maintenance and harvest to one of them, should the buyer desire to do so. Alternatively, the buyer may prefer to continue performing the ongoing maintenance of the orchard directly, in order to maximise profits.

House

The comfortable 80's ranch-style 3-bedroom house measures 217 sq. metres and features a wide and accessible front entranceway, leading to a living room, dining room and large kitchen in an open-plan layout. There are triple wardrobes in the master bedroom and double wardrobes in the other two bedrooms.

Open plan living area

The living room features a wetback fireplace, (which uses heat recovery to supply additional heating for hot water).

The kitchen includes a wall oven and ceramic hob, 3 double pantries, a GEC double door refrigerator and Italian tiles in the service area. It also has direct access to the rear patio area.

There are two bathrooms; each with its own shower, toilet, vanities and hot water cylinder. The larger of the two bathrooms connects to the dining area and a separate utility / sewing / laundry room connects the kitchen to the smaller of the two bathrooms.

Other features

A separate recreation / rumpus room is connected to the living room. It has plenty of storage space and is capable of accommodating a ¾-size billiard table, or may be used as either a fourth bedroom or a separate lounge.

A good sized office is conveniently located near the entrance and is large enough to comfortably hold two large desks or one desk and ample storage cupboards / shelves.

A single garage (which could be expanded easily to a double garage) with remote-controlled roller-door, ample attic / loft space (ideal for storage and a hobby room) and an Italian-slate walkway and rear patio, with retractable sun awnings are all noteworthy features.

A large, elevated pool area measuring 12m by 7.5m contains a full-sized 60,000 litre Pool and Spa / Jacuzzi. The deck is enclosed by a combination of a child-safe railing fence on the access side and surrounded by a custom-built oriental stained fence for added shelter and privacy. Pool equipment and filtering system are all powered from points located on the deck itself, including an out-pump facility which means the pool can be used as an additional water reservoir for sprayers etc, if required. There is also ample room for garden furniture on the rustic oak-stained decking, which includes a large gas burner BBQ.

Outbuildings

The outbuildings comprise a large archway / semi-circular, steel-framed shed with corrugated iron covering, on a breeze block base, which measures aprox: 20m long by 8.5m wide and 5.3m high, with sliding and lockable double doors at the front. An ideal space for motor-home or other large vehicle, boat or general storage, or as a very large workshop. The archway shed currently contains an in-built hobby room in the rear, with ample storage space on it's ceiling.

The left-hand side of the archway shed has a lockable chemical / spray shed, with joint stainless steel water tanks on it's roof (which collectively hold aprox: 2,000 litres) and room for a sprayer to be backed directly in front of the spray shed, where it can be refilled easily. There is also a lockable high-fenced, gated area, which is suitable for fuel storage, with both petrol and diesel storage tanks.

Additionally, there is also a large rear shed, which measures aprox: 14.5m long by 7m wide by 3.8m, adjoining the rear of the archway shed. It has two sets of lockable steel-framed doors on either side, and is large enough to store farm vehicles, mowers, spray units, forklifts and other farm machinery.

On the right hand-side of the archway shed is a fully functional coolstore measuring 6.1m long by 4.8m wide by 2.6m high, with a lockable sliding door and built on an elevated concrete base, allowing easy loading and unloading of produce on pallets or in pallet-sized bins.

Finally, a lean-to measuring 12.2m long by 3.3m wide by 2.1m high runs behind the coolstore, down the right-hand side of the archway shed and is used to house the coolstore refrigeration units and to provide additional non-secure storage for other materials (e.g. stacks of pallets or empty bins, surplus building materials, firewood etc.)

Miscellaneous

The entire property is connected to the town water supply and there is no need to conserve rainwater for the purposes of washing or consumption.

A trash / rubbish collection is performed weekly, with household waste being collected from the gate. Mail is delivered on a once-daily basis from Monday to Saturday inclusive and outgoing letters and small packages can also be collected from the gate by the Rural Delivery Service, if required.

The property is just 2kms from Te Puna Primary School, the largest rural primary school in New Zealand. A school bus run passes the property's front gate and is equally positioned between two school bus stop shelters, less than 100 yards away.

A separate school bus run transports college students from Te Puna to nearby Bethlehem College, or to either Tauranga Boys / Tauranga Girls or the co-ed Otumotai College, located in the town centre and northern suburb of Otumotai respectively.

The asking price includes an extensive list of chattels, which includes all farm machinery, tractors and accessories.

Legal Description of property

Lots 2 and 4 DPS72432 blk VIII Tauranga SD. Property rates: \$2,400 per annum.

For further information, visit the [Western Bay of Plenty Website](#). Tick the boxes containing the information you require, enter: **113 Snodgrass** in the: Street Address field and then press the [Search] button.

The [map legend](#) can also be downloaded as a PDF file.

Disclaimer

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Chattels

The asking price for the property includes a comprehensive list of chattels, the most significant of which are listed below.

Orchard

The orchard chattels include the following items:-

- 2 Orchardised tractors; one Kubota 30Hp and one Iseki 45Hp (both diesel powered). Tractor implements include:-
 - 1500-litre trailing Masotti head jet orchard sprayer.
 - 200-litre 3-point link mounted weed sprayer and boom.
 - 2-metre wide rotating offset mower with roller.
 - 1-tonne lift, rear-mounted forklift.
- ½-tonne capacity fertilizer spreader.
- Ride-on mower with 57 inch cutting capacity.
- 20+ 300kg fruit picking bins.
- Hand-operated pallet trolley.
- Avery balance scales (100kg)
- Pallet strapping equipment

House

Included in the sale of the property are the following house fixtures:-

- Blinds
- Curtains
- Carpets
- Light fittings
- GEC double door refrigerator / freezer
- Dishwasher
- Remote-controlled automatic garage door opener
- Security alarm system

In addition to the chattels listed above, the current owner has an extensive collection of tools, some of which may be offered for