

“ADAM FOREST”

HOMEWOOD ROAD, MASTERTON

CentrePort, Wellington – 141 km

Masterton mills - 50 km
Kiwi Lumber, Dannevirke 150 km

Davis Mill, Featherston – 78 km



133.6141 hectares - includes 56 hectares of *Pinus radiata*

**Short to medium term investment opportunity
FOR SALE – OFFERS ARE SOUGHT**

Key attributes:

- Close to the coast (13km to Riversdale) with lifestyle opportunities
- Great building site
- Has existing income from a grazing lease and imminent income from the mature forest which is ready for harvest
- Hunting opportunities
- 56 hectares of well-tended commercial plantation
- Close to Masterton mills and CentrePort
- Beautiful stands of Kanuka
- Excellent road frontage

Higgins Complex
State Highway 2, Waingawa
MASTERTON
Phone: 06 370 6880



LOCATION

The property is located near Whareama and accessed off both the Waihora and Homewood Roads.

The closest wood processing plants are in Masterton - 50 km away, while it is 141 km to CentrePort, Wellington.

This forest provides excellent opportunities for those looking for a short to medium term forestry investment, with the added potential for rural/coastal lifestyle development. The location offers purchasers the opportunity to enjoy all that the Wairarapa coastline provides, with Riversdale Beach only 13 kilometres away and Castlepoint Beach 38 kilometres. All this your own private forested lands at the back door.



FOREST DESCRIPTION

This is predominantly first rotation established in 1991 and 1992 with an estimated additional 4.4 hectares of second rotation forest planted in 2014. There is a small area (1.3ha) of *Cyprus macrocarpa* planted adjacent to Waihora Road.

The mature trees have been pruned and thinned in a timely manner to produce a good mix of pruned and saw log products.

The land is rolling to medium/steep coastal hill country and is considered suitable for a mixture of both ground but predominantly hauler based logging.

The following table breaks down the land area by stands and crop types identified.

Stand	Regime	Est Year	Area (Ha)	Species	SPH	Plots
1.01	Clearwood	1991	32.8	P.rad	301	12
1.02	Framing	1991	5.1	P.rad	367	2
2.01	Clearwood	1992	13.7	P.rad	281	6
3.01	Clearwood	2014	4.4	P.rad	—	0
4.01	Amenity	1991	1.3	C.mac	—	0
Total			57.3			20

CARBON IMPLICATIONS/OPPORTUNITIES

Pre-1990

4.4 hectares of trees are deemed Pre-1990 forest land and will be required to stay in forest (although up to two hectares may be able to be deforested in each ETS compliance period). These are second rotation trees that were replanted in 2014.

Post-1989

There are no post-1989 ETS obligations on the balance of the trees or adjacent land but will be opportunities to register replanted areas into the ETS and gain carbon credits accordingly.



RATES

The rates payable for the property for the 2016/17 rating year are \$1,658.00.

Valuation reference:	18000/09500
Land value:	\$255,000
Improvements:	<u>\$ 20,000</u>
Capital Value:	\$275,000

The last district wide valuation in the Wairarapa was undertaken in 1 September 2014. **We would ask you to note that the value of the timber on the property is not included in the rating valuation nor is the rating valuation a reflection of the current land value.**

RELEVANT LOCAL AUTHORITIES

The block lies within the Masterton District Council and Greater Wellington Regional Council jurisdiction and is subject to their respective District and Regional Plans.

The property is zoned Rural (Primary Production) under the combined Operative District Plan that serves all three Wairarapa District Councils.

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The Rural zone provides for pastoral, horticultural and forestry activities, and rural residential living. As a commercial forest, the current use complies with the Rural zoning.

TENURE

Freehold.

The clear grazing land, which extends to approximately 54 hectares, is currently subject to an agricultural lease which is scheduled to expire on 31 March 2019. The property will be sold subject to this lease and vacant possession of the leased area will not be available until the 31 March 2019.

A copy of the lease document is available if required. We understand that the annual rental being received is \$6,300 (plus GST).

CERTIFICATES OF TITLE

The land under the trees is comprised within the following titles in part or full:

Legal Description	Title	Area (Ha)
Lot 1 Deposited Plan 323639	95171	131.9830
Part Section 676,678 Whareama District	WN25C/795	1.6311

VIEWING

Prospective purchasers who wish to view the forest can do so by contacting the selling agent as follows:

Stuart Orme
(MNZIF – Registered Forest Consultant)
Forestry Sales and Purchase
Licensed under the REAA 2008

DDI 06 370 2068
Mobile 027 444 2669
Email stuarto@bakerag.co.nz

METHOD OF SALE

Written offers are to be submitted to BakerAg Land & Leasing Limited, PO Box 900, Masterton 5840, or by email to stuarto@bakerag.co.nz

Offers to include a price for land and trees identified separately and advisement of any due diligence period required (not to exceed six weeks).

Those parties wishing to receive a copy of the offer documentation should contact the selling agent.

DEPOSIT

A nominal deposit of 10% of the purchase price will become payable to the seller upon completion of an unconditional contract of sale.

MISREPRESENTATION

1. The forestry is sold with all faults and defects and neither the vendor nor BakerAg Land & Leasing Ltd (the Agents) for the vendor are responsible for any such faults or defects, or for any misrepresentation contained in the particulars of the forestry prepared by the said agent.

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2. The purchasers shall have been deemed to have acknowledged that they have not entered into this contract in reliance of any of the said statements, that they have satisfied themselves as to the correctness of each of the statements by inspection or otherwise, and that no warrant or representation has been made by the vendors or their agents in relation to, or in connection with the forest.
3. Any error, omission or mis-statement in these sale particulars shall not entitle the purchasers to rescind, or be discharged from this contract, or entitle either party to compensation or damages, nor in any circumstances give either party any cause for action.
4. The plan relevant to the sales particulars has been published for identification purposes only, and shall not form part of any contract.
5. Should any dispute arise between the vendors and the purchasers as to the interpretation of the sale particulars, or to any matters contained within the sale particulars, the same shall be referred to the arbitration of the vendors agents, whose decision will be conclusive and binding on all parties.
6. No person in the employment of BakerAg Land & Leasing Ltd has any authority to give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into contract relating to the forest sale or into any contract on behalf of the vendor.
7. Whilst we use our best endeavours to make the particulars of sale accurate and reliable, where there is any point which is of particular interest or importance to you, please contact BakerAg Land & Leasing Ltd.
8. Where there is a conflict between these sale particulars and the provisions of the Agreement for Sale and Purchase, the provisions contained within these sales particulars will prevail.
9. Details prepared August 2017.

HEALTH AND SAFETY STATEMENT

The vendors and their advisors wish to point out to all visitors to this property that there are a number of potential hazards in the course of travelling over this property in vehicles and walking through the forest and bush areas.

While the owners and their advisors have taken all reasonable care to make a visit to the property as safe as possible, we point out you enter the property at your own risk.

The owners and advisors will accept no responsibility for any action or injury to any person or property that takes place while you are visiting the property.

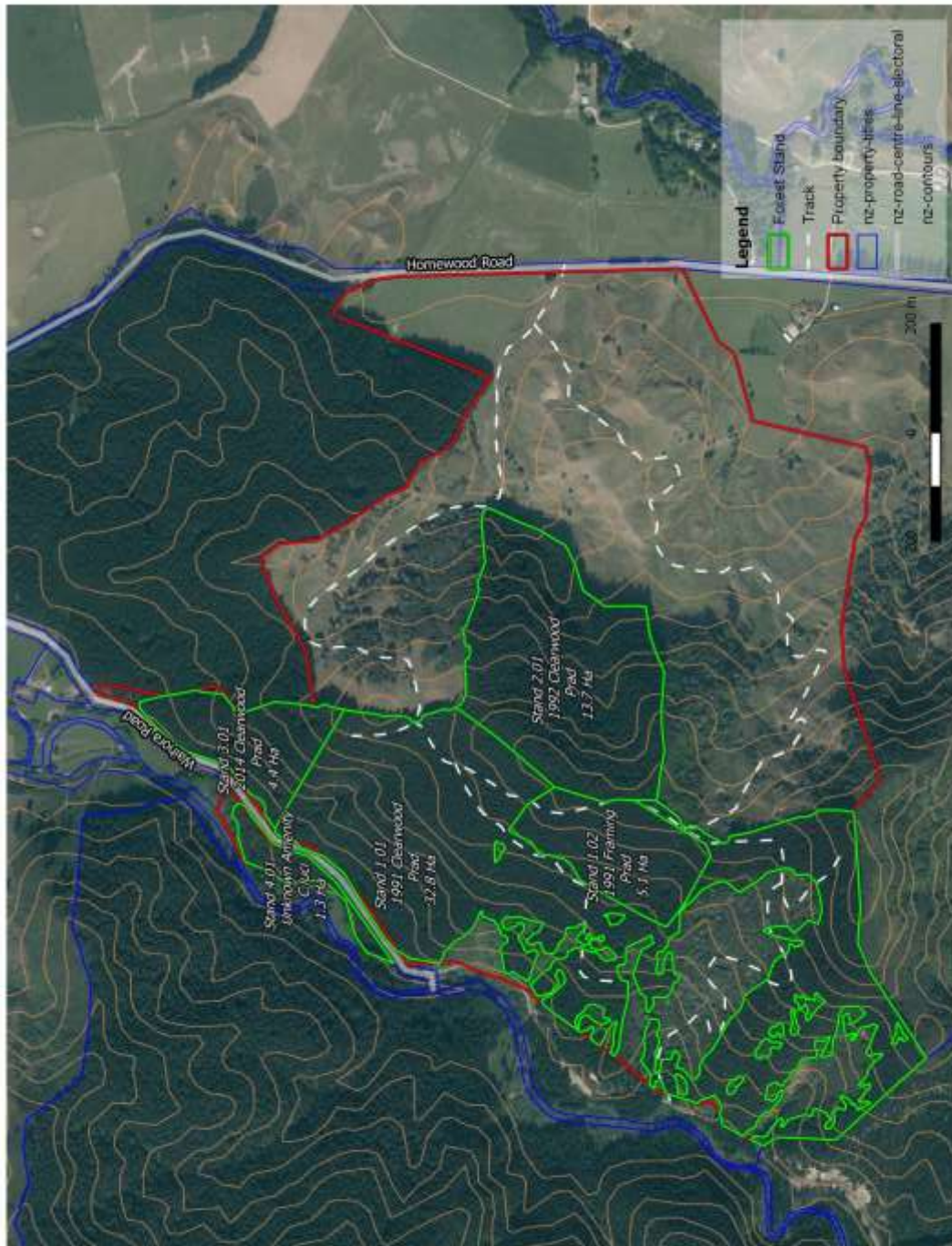
FURTHER INFORMATION

This sales brochure is intended to provide a summary description only of the property and the general terms of sale.

For further information, please contact the selling agent.



FOREST STAND MAP



Site boundaries as marked are indicative only

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Tracks visible on map represent locations but are not a guarantee they will be suitable for ATV use on any given day.

If you identify any potential hazards while visiting the block, please notify Stuart Orme ASAP on 0274 442 669

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CERTIFICATES OF TITLE



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier 95171
Land Registration District Wellington
Date Issued 24 September 2003

Prior References
WN39C/892

Estate Fee Simple
Area 131.9830 hectares more or less
Legal Description Lot 1 Deposited Plan 323639

Proprietors
Bruce Adam

Interests

B820481.3 Mortgage to Pamela Adam - 2.2.2001 at 9:31 am

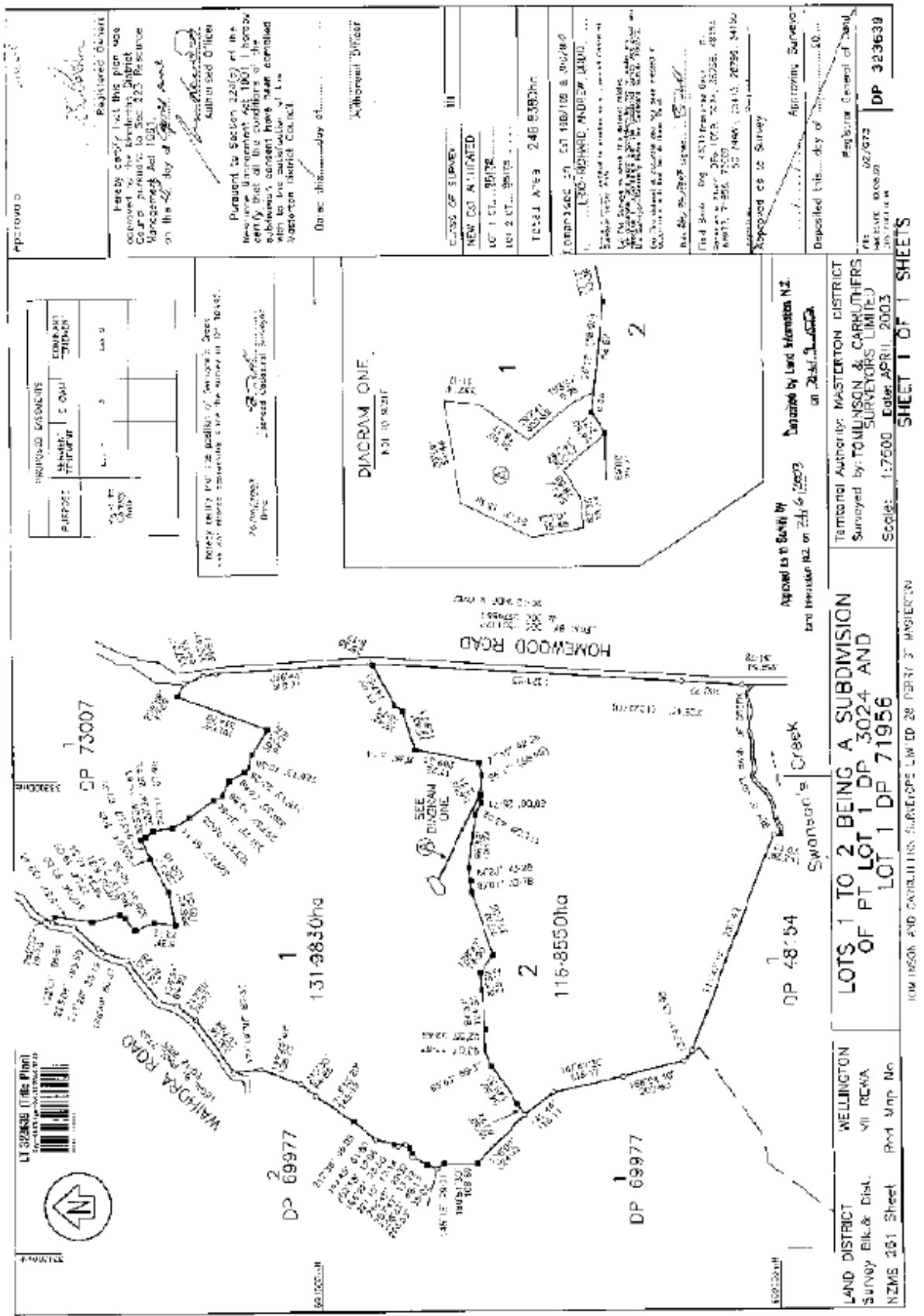
Subject to a right to water supply over part marked A on DP 323639 created by Easement Instrument 5739800.6 - 24.9.2003 at 9:00 am

8910202.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 15.11.2011 at 9:09 am

Transaction Id 50830362
Client Reference Bruce Adam

Search Copy Dated 21/06/17 2:09 pm, Page 1 of 1
Register Only

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APPROVED

I hereby certify that this plan was prepared in accordance with the Survey Act 1980, the Survey Regulations 1981, and the Survey Act 2003, on the day of April 2003.

Registered Officer
[Signature]
 Authorised Officer

Pursuant to Section 220(3) of the Resource Management Act 1991, I hereby certify that all the conditions of the submitters' consent have been complied with to the satisfaction of the Wellington District Council.

Date: this 14th day of April 2003.

[Signature]
 Authorised Officer

CLASS OF SURVEY: III

NEW CO. A. LITATED

LOT 1 DP 73007

LOT 2 DP 69977

10331 3753 246 5380ha

10331 3462 29 51 180718 & 10331 3462 30 1330-RICHARD ANDREW DUNN

Lot 1 DP 73007 is shown in accordance with the Survey Act 1980, the Survey Regulations 1981, and the Survey Act 2003. The area of the lot is 246 5380ha. The lot is shown in accordance with the Survey Act 1980, the Survey Regulations 1981, and the Survey Act 2003. The area of the lot is 246 5380ha.

Lot 2 DP 69977 is shown in accordance with the Survey Act 1980, the Survey Regulations 1981, and the Survey Act 2003. The area of the lot is 10331 3462 29 51 180718 & 10331 3462 30 1330-RICHARD ANDREW DUNN.

APPROVED BY: *[Signature]*
 Authorising Surveyor

Deposited this 14th day of April 2003.

Page No. General of Land DP 323639

DATE OF DEPOSIT: 02/03/03

DP 323639

INTENDED DISSENTS

PURPOSE	NUMBER	C. OVAL	FORMER	TRIMMER
Other	1	3	1	0

Notes refer to the position of the owner's trees and any other structures on the ground to be shown.

Scale: 1:1000

Author: Richard Andrew Dunn

DIAGRAM ONE

NOT TO SCALE

1

2

Approved to be Shown by and pursuant to the Land Information NZ Act 2002 on 24th April 2003.

Regional Authority: MASTERTON DISTRICT

Surveyed by: TOMLINSON & CARLITHERS SURVEYORS LIMITED

Scale: 1:7500 Date: APRIL 2003

SHEET 1 OF 1 SHEETS

LAND DISTRICT: WELLINGTON

SURVEY: Blk. & Dist. VII RCWA

NZMS: 261 Sheet Prod. Map No.

LOT 1 TO 2 BEING A SUBDIVISION OF PT LOT 1 DP 3024 AND LOT 1 DP 71956

LOW RESOL AND OPERATIONS SURVEYORS LTD 28 PERRY ST HAMILTON

Higgins Complex
 State Highway 2, Waingawa
 MASTERTON
 Phone: 06 370 6880





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier WN25C/795
Land Registration District Wellington
Date Issued 24 May 1984

Part-Cancelled

Prior References
WN45/81

Estate	Fee Simple
Area	187.5563 hectares more or less
Legal Description	Part Section 676, 678 Whareama District

Proprietors
Bruce Adam

Interests

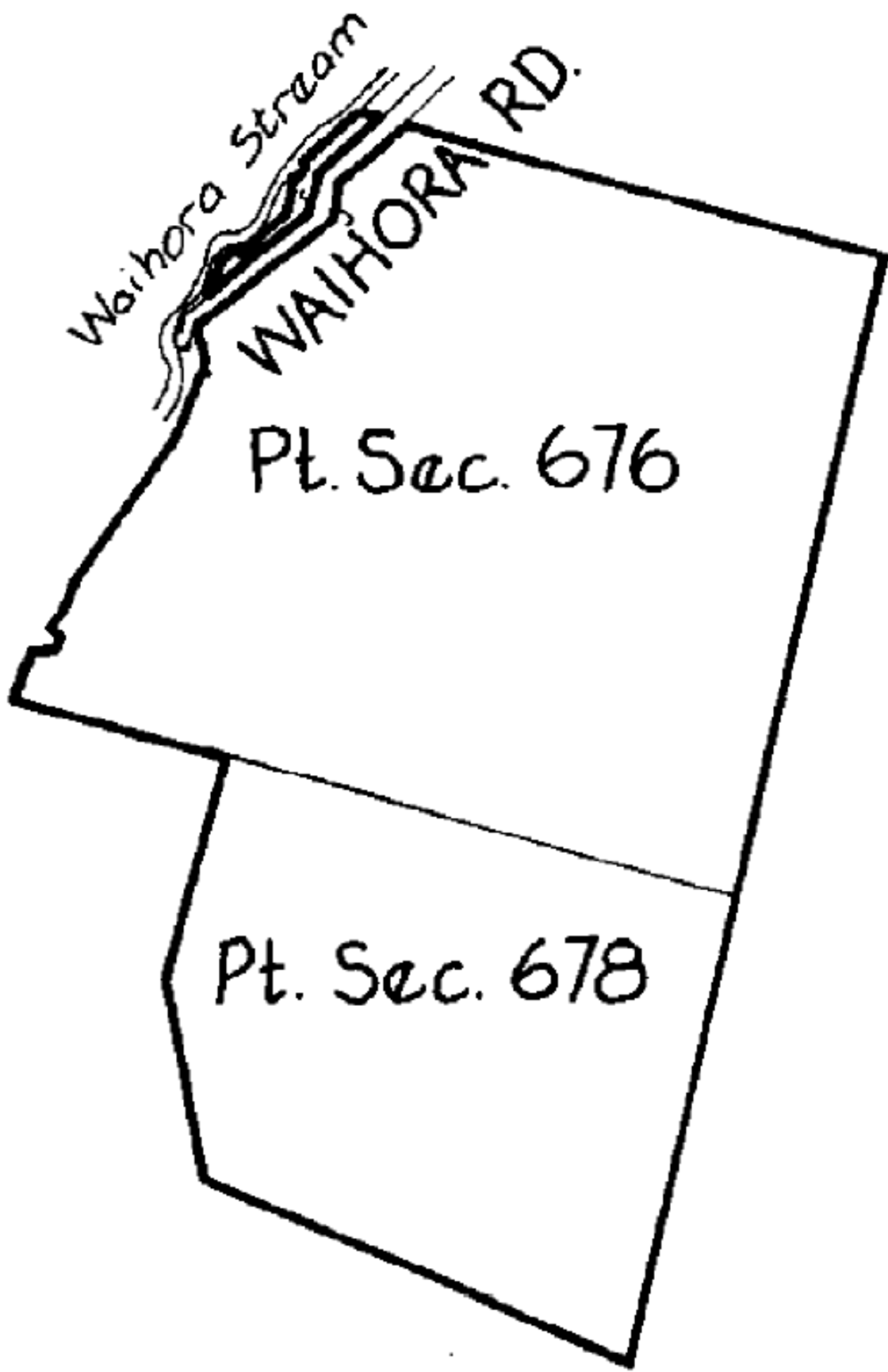
Subject to rights to take and conduct water over part herein created by Transfer 61444 - 12.3.1907 at 10:00 am
Subject to rights to take and conduct water over part herein created by Transfer 109814 - 18.9.1917 at 2:00 pm
B165749.2 CT 39C/892 issued for part Lot 1 DP 71956 - 7.6.1991 at 9:00 am
B196944.2 CT 39B/692 issued for part Lot 1 DP 73007 - 3.10.1991 at 2:30 pm
B820481.3 Mortgage to Pamela Adam - 2.2.2001 at 9.31 am

Transaction Id 51394739
Client Reference Bruce Adam

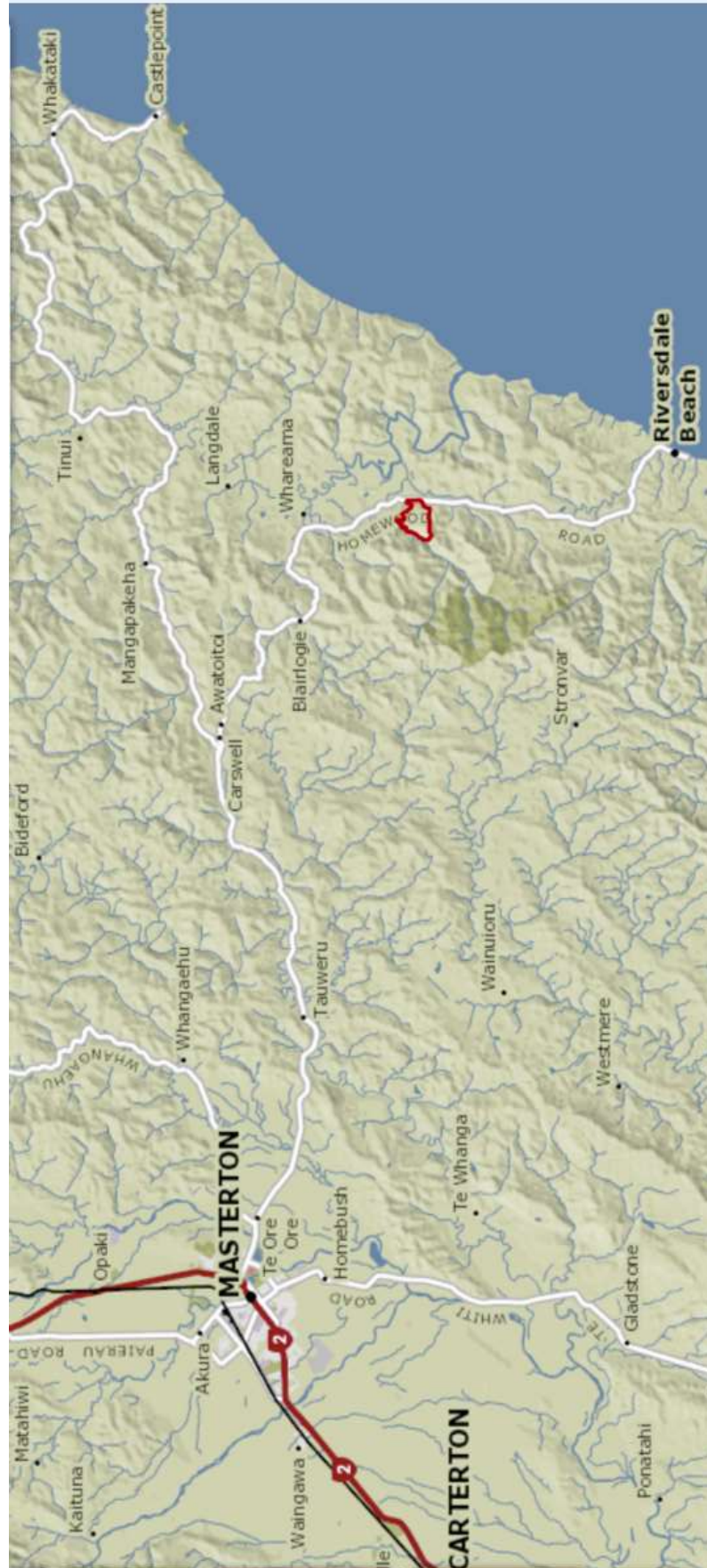
Search Copy Dated 18/08/17 2:48 pm, *Page* 1 of 1
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LOCATION PLAN



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