

# Contract Milker 800 Cows

## South Wairarapa



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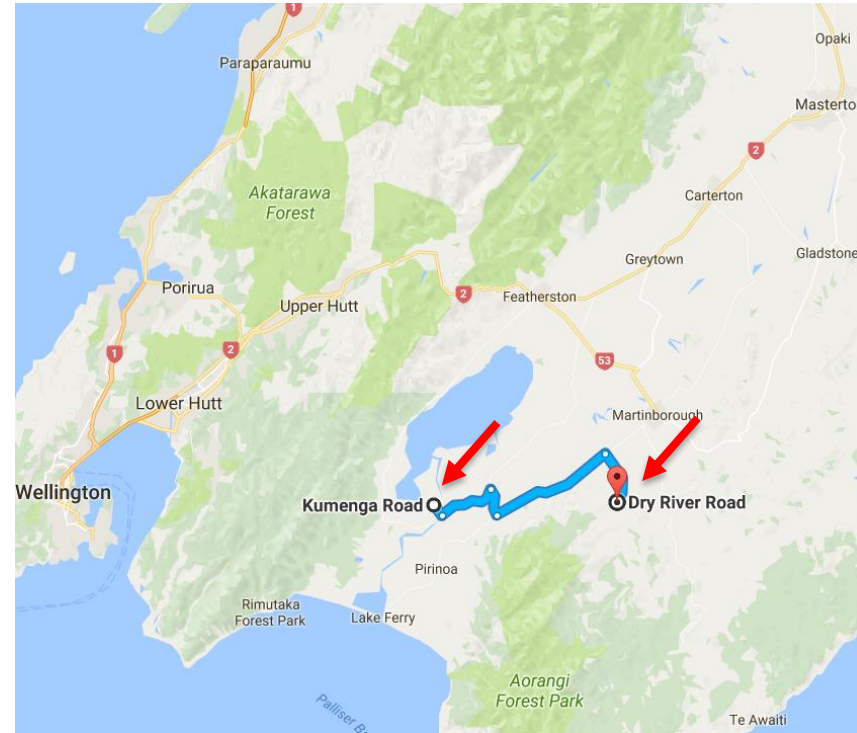
# Location Map

## Schooling

Primary	Bus at Gate	16 min
Secondary	Bus Stop 4km	20 min

## Approximate distance to the property:

Martinborough	20 min
Greytown	20 min
Masterton	50 min
Wellington	1.5 hrs



Dairy Farm: Kumenga road  
Winter Block: Dry River Road

# Location Information

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Pupahi is situated in a well established farming district with, sheep, beef and dairy farms neighboring the property which is located 26km from Martinborough, there are multiple support blocks within a 5 to 20 minute drive.

Martinborough has a full range of amenities typical of a small town. It is a popular area for wine production and tourism. Greytown is also another popular weekend tourist location (predominantly from Wellington) and is a twenty minute drive from both properties.

Masterton is the main commercial centre for the Wairarapa and is located 50 minutes drive with Wellington the Capital City 1.5 hour's away.

Tuhurangi RFC is located at Pirinoa 10 minutes from Pupahi and is a great country Rugby Club.

There are various other sporting clubs in the south Wairarapa.

The lower Ruamahunga is popular for water-skiing, fishing, duck shooting and white baiting.

Lake Wairarapa is 4.5 km from Pupahi and is popular for duck shooting and floundering.

The Haurangi and Rimutaka ranges are close to both properties and are popular for hunting and tramping.

Palliser Bay is a 20 minute drive from Pupahi and is a great rugged coastal area popular for fishing, diving and surfing.



# Property Details

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The dairy farm although run independently is part of a wider agricultural business that operates a 910 ha mixed farming operation with two complementing blocks, Te Hopai is a 330ha finishing farm and Blue Rock is 415ha of medium hill.

## Area

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313 ha Total  
275 ha Effective (145 ha irrigated with K-line)  
+ 60 ha wintering block

## Fertiliser

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Fertiliser is applied annually by a bulk spreading contractor following specialist recommendations.

## Contour & Altitude

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The farm is flat and split by a gravel road. Lake Wairarapa and the tributaries to the Ruamahanga River boarder the property on the south eastern side. The furthest paddock is situated 2km from the farm dairy.

## Soils

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Ahikouka silt loam was created from the alluvial gravels carried by rivers from the Tararua Range. It is a good productive soil that requires field drainage.

## Climate

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The Wairarapa has three main landscapes, the western mountainous zone, the central lowlands and rivers and the eastern uplands.

This property is situated on the central lowlands called the Wairarapa basin.

Sheltered by the Tararua Range, the Wairarapa has a dry, warm climate. It receives between 800 and 1,200 millimetres of rain each year. Annual sunshine hours average more than 1,700. Summer is warm, dry and settled. Maximum daytime temperatures 20 – 28 degrees sometimes over 30. Winters are cool to mild and frosts are common, max temps winter 10 -15. Westerly winds prevail.



# Business Objectives

To redevelop the dairy farm into a well resourced ascetically pleasing unit that produces the highest quality milk in the most profitable way.

## System

Based on DairyNZ classification system, Pupahi is a System 2.  
Feed imported (approx. 10%), to extend lactation and for dry cows.

Production: 17/18	240,000 Target
16/17	241,101
15/16	240,722

Cows Wintered: 825  
Peak Milk: 775  
RY2 in Herd: 172  
RY1: 167  
  
Breed: Kiwi Cross  
PSC: 1<sup>st</sup> Aug (RY2 20<sup>th</sup> July)  
Herd Test: One test four times a year  
BW: 74  
PW: 88

Milking Interval: OAD

Mating: 4 weeks AI with LIC & 6 weeks RWB  
RY2: RWB

Target replacement reared 175. Wagyu bulls are used over all stock and the progeny reared to 10 days old before moving to the Beef property.

## Animal Health

This property has a good history of preventative strategies and has no predominate alignments. It is expected that best practice animal welfare standards are engaged.



# Pasture/Supplements

New pastures are established in the spring with 24 ha (8%) of the farm cultivated and sown with a grass and chicory mix.

Traditionally there has been no surplus feed to harvest from the milking area.

As the farm is developing weed reduction is a propriety, with , scotch thistle, ragwort and gorse to control, through the use of a contractor and the contract Milker.

Pasture data is collected weekly by an independent contractor.

The K-Line Irrigation provides summer certainty through an average of 70 days of application. These are shifted daily and take one person three hours.

Nitrogen: 160 kg/year is applied over four dressings with some N protect used through the summer. The contract Milker will be responsible for some applications.

Pasture Silage, 100Tn & 200 Bales of silage are purchased to be used strategically through the season.

Hay, 100 medium rounds are also purchased for the early spring.

When there is a seasonal requirement other supplements may be purchased.

200 cows (RY2) are wintered on the milking platform the remainder are grazed off farm at Dry River. They are fed on crops, pasture and supplements which is managed by the Contract Milker.



## Infrastructure

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Farm Dairy: 40 ASHB  
Operators: 2  
Milking Times: OAD  
Plant: DeLavel  
Yard Holding: 400 cows

The farm dairy has a small AI/vet race.

There is a concrete Feed pad that holds 200 cows, and various sand stand off areas.

The tracks are in good condition and constructed of lime over river run metal.

## Subdivision

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Subdivided into 100 paddocks, will a majority techno fenced.

Predominantly 2 wire electric subdivision and conventional boundary fences.

The electric fences have been upgraded recently and the power reticulation is excellent.

## Water

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The farms water reticulation has been completely replaced

## Farm Development

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The farm is a long way through a redevelopment plan. Over the next twelve months there is 30 ha of drainage work to be completed, and some races need finishing on the new conversion block.

## Effluent

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The system has a settling pond that is then pumped to a Cobra travelling irrigator. There are well placed hydrants that a 200 mtr 75mm pipe is connected to for the runs. This system can cover 58ha of the property.

## Machinery Available

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105HP 4WD Tractor with FEL  
Mower  
Silage Wagon 10m2  
Hustler Bale Feeder



# Position Details

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## Summary

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We are seeking an ambitious, experienced large herd Contract Milker to manage our 800 cow OAD property.

This farm consists of a re developed 175ha existing dairy farm with 100ha that was converted three years ago.

If you are looking for personal and business growth and are known for your pasture, animal and people skills then this is an opportunity you should consider.

Take on the challenge and responsibility of the operation, to continue the improvements of the key business KPI's and environmental standards that drive the business owners to operate at a top level.

A high level of professionalism is expected, with the ability to contribute to farm development and farm policy, including recording and utilisation farm information to make timely decision and produce monthly reports.

You will have full responsibility for the property in liaising with the Farm Owner and Consultant.

## Key Relationships

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Farm Owners / Trustees  
Farm Consultant  
Farm Contractors  
Local Community

## Opportunities/Benefits

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This property offers you the ability to be self employed in a large scale business. There are productivity gains still available that would increase the return for both partners. A contract renewal could be available for the right person.

## Conditions

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Start Date – 1<sup>st</sup> June 2018

Term – 1 season

## Staff Required

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4 FTE including the Contract Milker

## Requirements

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- > Level 5 Agricultural Qualification
- > 5 years NZ Dairy Farm Management with over 500 cows
- MINDA, FARMIQ skills
- Light mechanics & engineering
- Growsafe & Approved Handler
- Excellent stock & soft skills
- Recording & Reporting



## Accommodation

**East West:** Two bedrooms upstairs and two downstairs, with two separate toilets, a bathroom and a additional shower in the laundry , this is a perfect family home. There is a large living room heated by a good log burner, situated next to the kitchen with the added bonus of a dishwasher. There is an additional lounge/rumpus room with a sleepout that is currently used as an office. The home is well sheltered with established trees, and has a double carport.

**Kumenga:** Three bedrooms, a bathroom with a spa bath and separate toilet. The laundry room has a separate shower. The kitchen is modern and includes a dishwasher. There are two large living areas, two closed in porch areas, one has been used for storage and the other an office. This is a beautiful well maintained sunny home on large established grounds. A double detached car shed is close by.

**Cottage:** Open plan living, kitchen, dining area- cork flooring, high ceilings. Bathroom with shower (no bath). Laundry area, two bedrooms downstairs, one loft bedroom. Double carport attached to house.

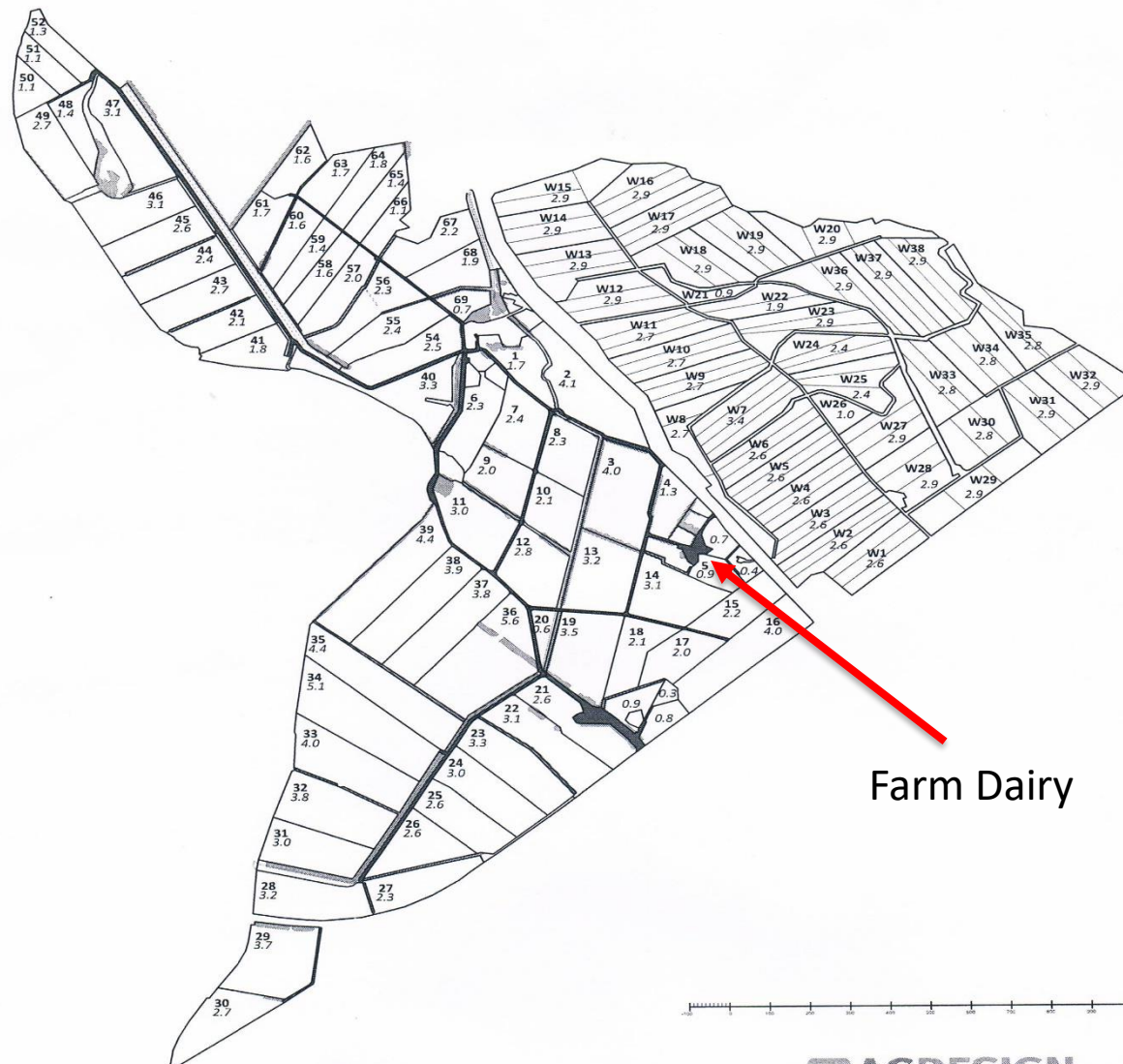
**Cabin:** One room- bedroom, living room, kitchen. Separate bathroom with toilet and shower. There is a small deck which is cool in summer. The carport also houses the laundry.



# Farm Map

## Pupahi & Waiorai

Total area: 313 Ha  
Effective area 275.1 Ha



Farm Dairy



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# Schooling

(There are other Integrated and private school option in Masterton)

Pirinoa School	
Address	2782 Lake ferry Road, Pirinoa
Age-group	Year 1 - 8
Decile	6
Roll	43
Phone	06 3077829
email	office@pirinoa.school.nz
website	Pirinoa.school.nz

Kuranui School	
Address	Greytown
Age-group	Co-Ed Year 9 - 13
Decile	5
Roll	507
Phone	06 304 9116
email	office@kuranui-college.school.nz
website	Kuranuicollege.school.nz

Kahutara School	
Address	990 Kahutara Road
Age-group	Year 1 - 8
Decile	8
Roll	106
Phone	06 308 8427
email	office@kahutara.school.nz
website	Kahutara.school.nz

Wairarapa College	
Address	83 Pownall Street Masterton
Age-group	Year 9 – 13 Co-Ed
Decile	6
Roll	942
Phone	06 370 0400
email	office@waicol.nz
website	Waicol.co.nz

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