

# “HOROEKA FOREST”

## MARINGI ROAD, BIDEFORD

Port of Wellington – 133 km

Masterton mills - 42 km



**155.53 hectares -  
includes 133.90 hectares of plantable forest with  
118.45 hectares of current stocked forest**

Short to medium term investment opportunity  
FOR SALE – PRICE INDICATION \$1,275,000 (plus GST if applicable)

### Key attributes:

- 116.69 hectares of commercial plantation *Pinus radiata* (planted 1994-1996)
- 1.76 hectares of Douglas fir (planted 1970)
- Established roads and skids from previous rotation
- Close to Masterton mills and Port of Wellington
- Good land access
- ‘Metal’ available on site

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



## LOCATION

The forest is located adjacent to Maringi Road providing access to the established harvest roads, water crossings and skid sites (Rapid number 156 Maringi Road). The block lies approximately 30 minutes northeast of Masterton and around two hours travelling distance from Wellington.

The forest block being offered for sale is located on the property, with the closest access point (from the edge of the stand) being 42 km to the main wood processing plants at the southern end of Masterton and 133 km to the Port of Wellington.

This forest provides good opportunities for those looking for an established short to medium term forestry investment. In addition, the property has a healthy population of wild game and a number of potential building sites.



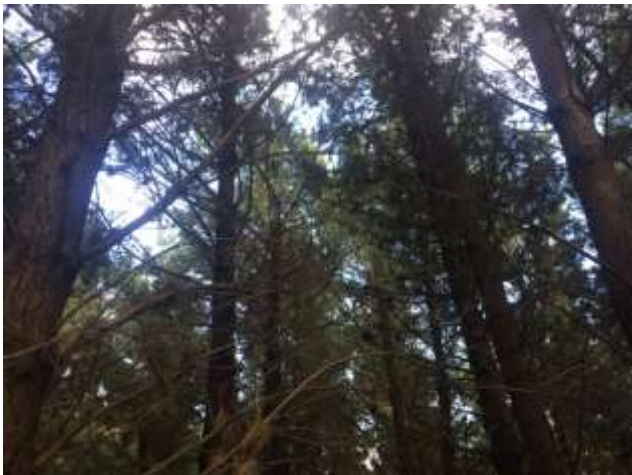
## FORESTRY

The forest is a second rotation and has good all weather access road and skid sites established.

The land is flat to steep hill country and is considered suitable for a mixture of both ground and hauler based logging.

The following table breaks down the land area by current and potential use.

Stand	Est. Year	Area (Ha)	Species
1	1994	66.89	P rad
2	1995	6.20	P rad
3	1996	43.60	P rad
4	1970	1.76	D fir
5	Harvested 2015	15.45	Currently unstocked
<b>Total Plantable Area</b>		<b>133.90</b>	



## CARBON IMPLICATIONS

28.2 hectares of the forest had been registered into the Emissions Trading Scheme as post-1989 forest, but has since been taken out of the Scheme. The balance of the forest was deemed to be pre-1990 forest land.

## RATES

The rates payable for the property for the 2015/16 rating year are \$1,592.20.

Valuation reference:	1796000400
Land value:	\$255,000
Improvements:	<u>\$ 30,000</u>
<b>Capital Value:</b>	<b>\$285,000</b>

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.

## RESOURCE MANAGEMENT

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

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.

## CERTIFICATE OF TITLE

The land under the trees is comprised within the following title.

Legal Description	Title	Area (Ha)
Lot 1 DP 77215	WN44B/440	155.5300

## 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](mailto:stuarto@bakerag.co.nz)

## METHOD OF SALE

Written offers are to be submitted to Baker & Associates Land & Leasing Limited, PO Box 900, Masterton 5840, or by email to [stuarto@bakerag.co.nz](mailto:stuarto@bakerag.co.nz)

The offer should include a price for land and trees separately, together with any required due diligence period (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 Baker & Associates 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.
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 Baker & Associates 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 Baker & Associates 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 March 2016.

## NOTE

Baker & Associates Land & Leasing Ltd would advise all prospective purchasers that an administrator assisting with the marketing of this property, is a Related Person, being the spouse of one of the proprietors of Horoeke Forestry Partnership.

Baker & Associates Land & Leasing Ltd does not consider that this relationship has any potential to create a Conflict of Interest in relation to the marketing and sale of the property.

## OSH 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

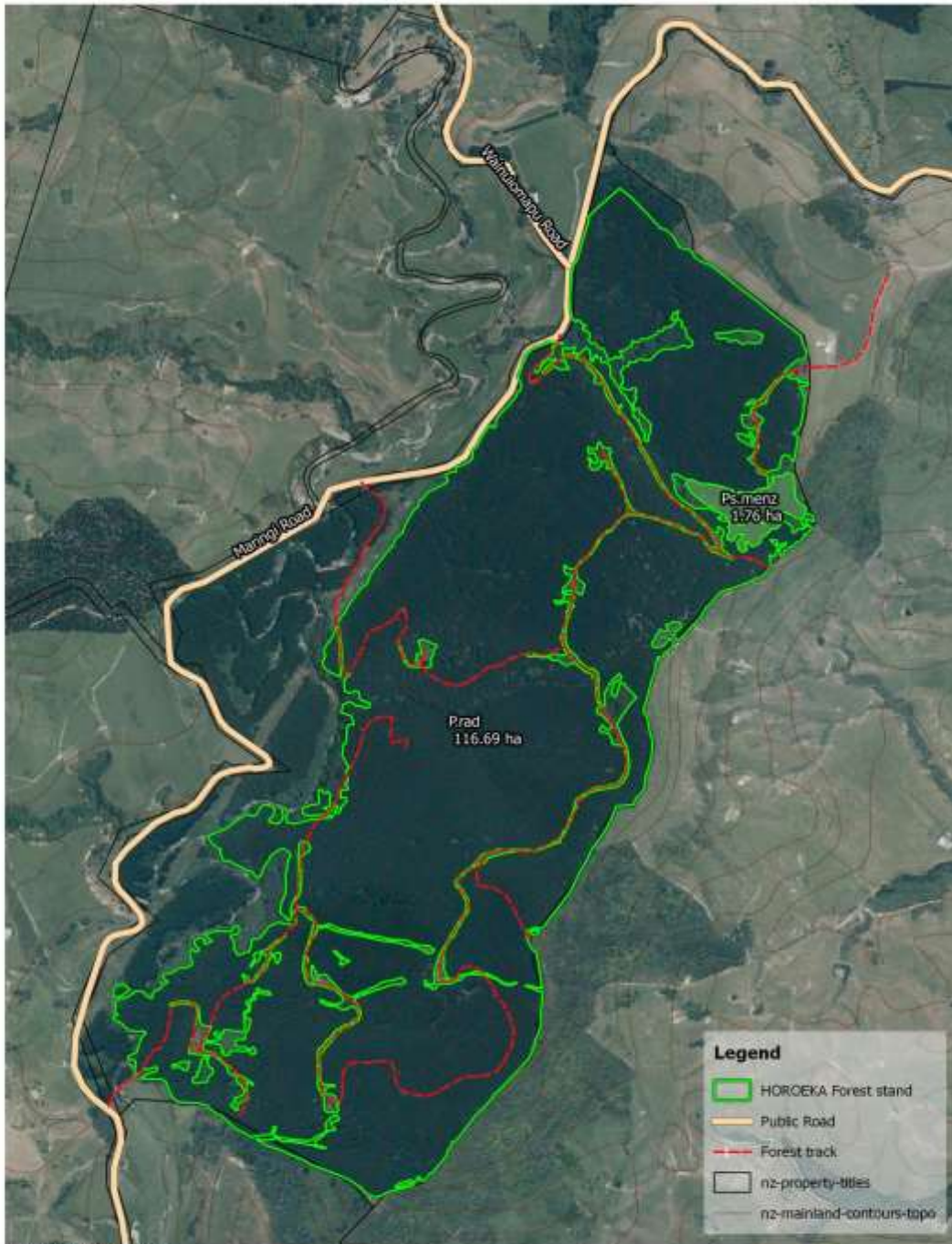
This sales brochure is intended to provide a summary description only of the property and the general terms of sale. For further information, please contact the selling agent.





# FOREST STAND MAP

## Horoeka Forestry Partnership Stand Map



Updated 16/06/2016

200 0 200 400 m

**woodnet**

Training, Regional Land and Carbon  
Economics Services

PO Box 758  
Masterton 5640  
Ph: 06 370 2068  
Fax: 06 370 2069  
Email: admin@woodnet.co.nz  
www.woodnet.co.nz

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

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

## CERTIFICATE OF TITLE



### COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** WN44B/440  
**Land Registration District** Wellington  
**Date Issued** 01 July 1994

#### Prior References

WNF3/1387

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**Estate** Fee Simple  
**Area** 155.5300 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 77215

#### Proprietors

Hugo Alexander Bunny as to a 1/6 share  
Melissa Katherine Bunny as to a 1/6 share  
Nigel Stanley Bunny as to a 1/6 share  
Ashby Campbell Bunny as to a 1/4 share  
Jeanette Mary Bunny as to a 1/4 share

#### Interests

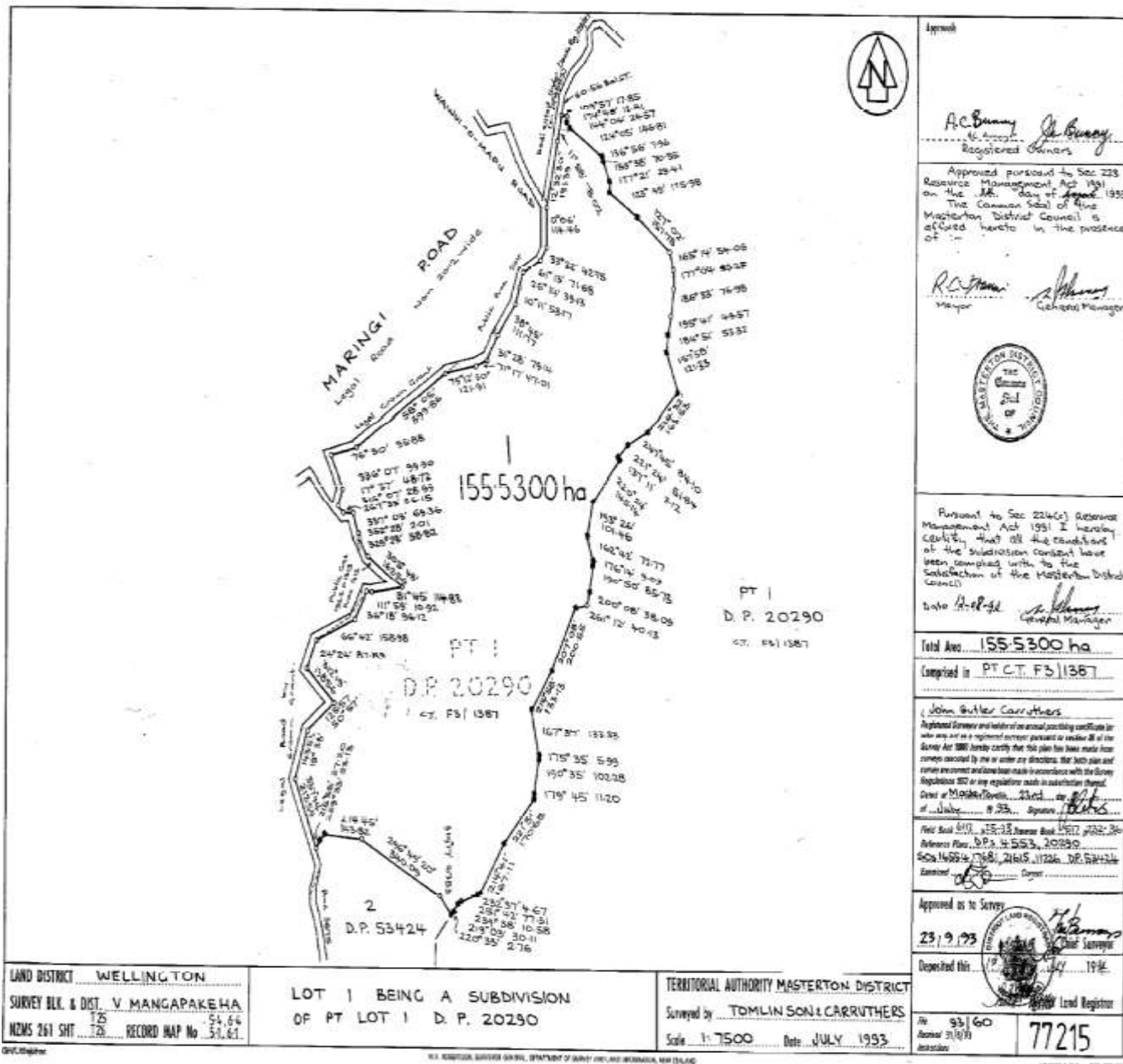
8690074.25 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 4.2.2011 at 7:00 am

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Transaction Id 46354551  
Client Reference Horoeka

Search Copy Dated 23/03/16 2:18 pm, Page 1 of 1  
Register Only

Higgins Complex  
State Highway 2, Waingawa  
MASTERTON  
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LAND DISTRICT WELLINGTON  
 SURVEY BLK. & DIST. V MANGAPAKEHA  
 NZMS 261 SHT 125 RECORD MAP No 52.61

LOT 1 BEING A SUBDIVISION  
 OF PT LOT 1 D. P. 20290

TERRITORIAL AUTHORITY MASTERTON DISTRICT  
 Surveyed by TOMLINSON & CARRUTHERS  
 Scale 1:7500 Date JULY 1993

Approved

*A.C. Bunney J. Bunney*  
 Registered Owners

Approved pursuant to Sec 228 Resource Management Act 1991 on the 16th day of June 1993. The Common Seal of the Masterton District Council is affixed hereto in the presence of :-

*R. G. ...* Mayor  
*J. ...* General Manager

Pursuant to Sec 224(c) Resource Management Act 1991 I hereby certify that the subdivisions of the Subdivision Certificate have been complied with to the satisfaction of the Masterton District Council.

*John Butler* General Manager

Total Area 155.5300 ha  
 Comprised in PT C.T. FS 1387

*John Butler Carruthers*  
 Registered Surveyors and holders of an annual practicing certificate in who may act as a registered surveyor pursuant to section 88 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey instruments and data have been made in accordance with the Survey Regulations 1987 in any application made in connection therewith.  
 Date of Masterton District Council 9.5.93  
 Signature *[Signature]*

Field Book 610, 15-18 Avenue Road Masterton 20290  
 Reference Plans D.P.s 4553, 20290  
 S.O.s 14884, 1788, 21615, 11226, D.P. 53424  
 Examined *[Signature]* Correct

Approved as to Survey  
 23/9/93 *[Signature]*  
 District Surveyor

Deposited this 19th day of July 1993  
*[Signature]* Land Registrar

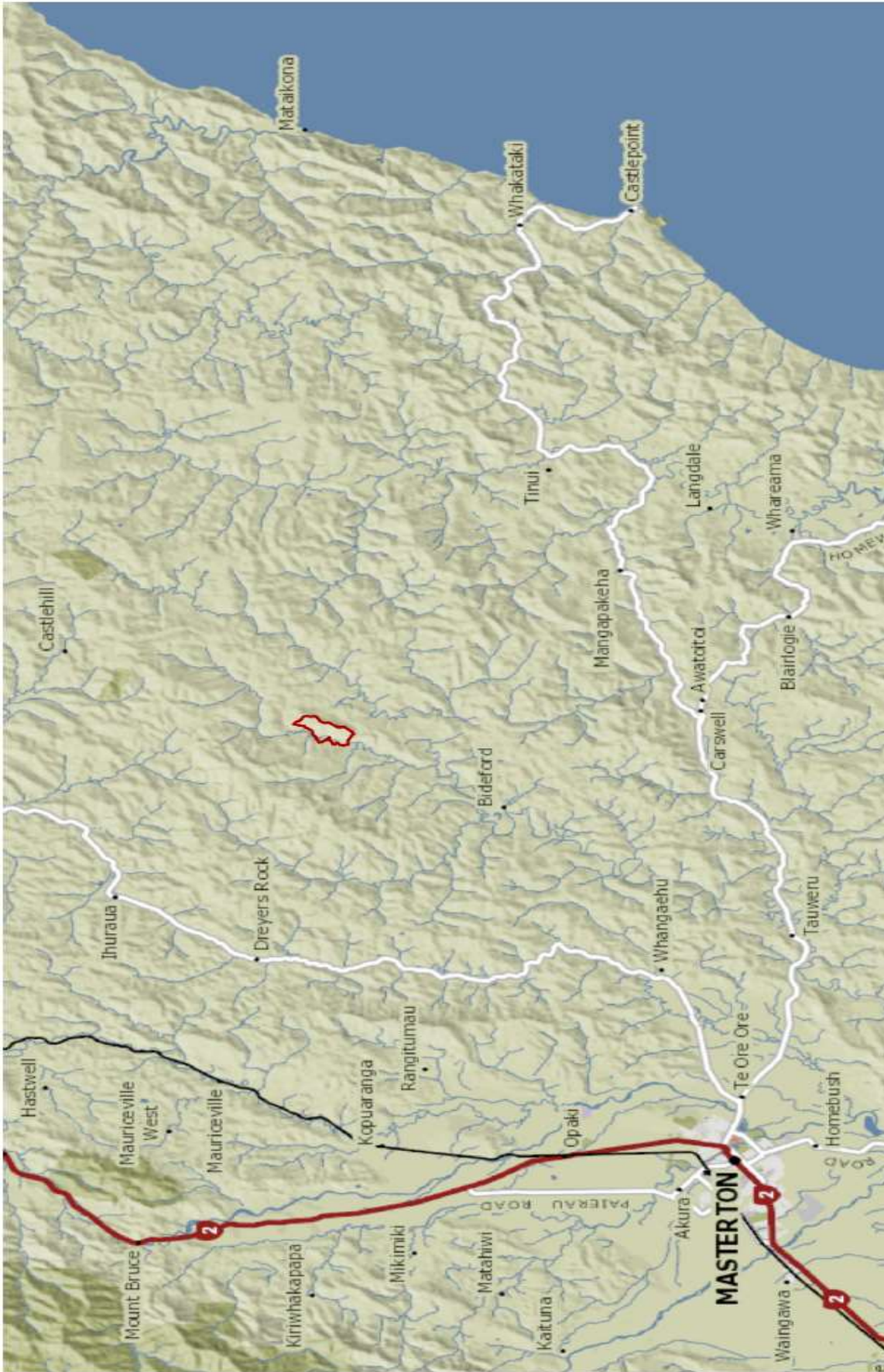
No 93/60  
 District 218/73  
 Area 77215

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 State Highway 2, Waingawa  
 MASTERTON  
 Phone: 06 370 6880





# LOCATION PLAN



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