

“J.A.J.E. FOREST”

MASTERTON-CASTLEPOINT ROAD, TINUI

CentrePort, Wellington – 144 km

Masterton mills - 53 km

Castlepoint Beach – 19 km



Site boundaries as marked are indicative only

9.441 hectares - includes 8 hectares of *Pinus radiata*

Short to medium term forestry investment/lifestyle opportunity
FOR SALE – PRICE INDICATION \$260,000 (plus GST if applicable)

Key attributes:

- 8 hectares of commercial plantation (planted 1993-1995)
- Pruned and thinned
- Established access tracks from previous rotation
- Close to Masterton mills and CentrePort, Wellington
- Adjacent to Masterton-Castlepoint Road with good land access
- Future possibility to create a lifestyle allotment just down the road from Tinui School and Tinui Café & Bar
- Immediate access to Tinui Anzac Walkway
- Only 15 minutes to Castlepoint Beach

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



LOCATION

The forest is located on the north side of the Masterton-Castlepoint Road, 45 km east of Masterton.

The forest block being offered for sale is located on the property, with the closest access point (from the edge of the stand) being 53 km to the main wood processing plants at the southern end of Masterton and 144 km to CentrePort, Wellington.

The property provides a good short to medium term forestry investment opportunity, and with future building possibilities on the site (once some tree harvesting has occurred) - the potential to turn it into a lifestyle block. It is conveniently located only one kilometre east of Tinui township – giving the new owner easy access to the Tinui community and facilities (including Tinui School and Tinui Café & Bar).

Also enjoy all that the coast has to offer with Castlepoint Beach just 15 minutes' drive away.



FORESTRY

With access tracks already established, the back stand (Stand 1) is second rotation forest, and the front stand (Stand 2) first rotation. The trees have been managed under a pruned clearwood regime to produce a good mix of pruned and saw log products.

The land is rolling to steeper hill country and is considered suitable for a ground based logging system.

Stand	Est. Year	Area (Ha)	Forest Type	Description
1	1991	5.5	Pre-1990 second rotation	Clearwood
2	1993	2.5	Post-1989 first rotation	Clearwood
Total		8.0		



CARBON IMPLICATIONS

2.8 hectares (Stand 2) of the forest had been registered into the Emissions Trading Scheme as post-1989 forest, but has since been taken out of the Scheme. Stand 1 was deemed to be pre-1990 forest land.

RATES

The rates payable for the property for the 2015/16 rating year are \$1,166.90.

Valuation reference: 17970/10105

Land value: \$154,000

Improvements: \$ 1,000

Capital Value: \$155,000

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.**

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 5 DP 86827	WN 54B/540	9.4410

VIEWING

Higgins Complex
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MASTERTON
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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 Baker & Associates 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 two 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.

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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 April 2016.

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 (Stand shapefiles are available upon request)

JAJE Ltd
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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CERTIFICATE OF TITLE



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier WN54B/540
Land Registration District Wellington
Date Issued 28 February 2000

Prior References

WN47A/298

Estate Fee Simple
Area 9.4410 hectares more or less
Legal Description Lot 5 Deposited Plan 86827

Proprietors
J.A.J.E. Limited

Interests

B770851.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Masterton District Council - 28.2.2000 at 9:00 am

8859070.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 9.9.2011 at 3:04 pm

Transaction Id 46354404
Client Reference JAJE

Search Copy Dated 23/03/16 2:10 pm, Page 1 of 1
Register Only

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Approval: *[Signature]*

Inspector: *[Signature]*

I hereby certify that this plan was approved by the Masterton District Council pursuant to section 223 of the Resource Management Act 1991, in the Masterton District Council meeting held on the 15th day of February 2000. I am satisfied that the granting and recording of the certificate set out in this Memorandum is in the public interest.

Chief Executive Officer: *[Signature]*

MEMORANDUM OF EASEMENTS

Page of Map	Benefit	Benefit	Benefit	Benefit
1	100% B	100% B	100% B	100% B
2	100% B	100% B	100% B	100% B
3	100% B	100% B	100% B	100% B
4	100% B	100% B	100% B	100% B
5	100% B	100% B	100% B	100% B
6	100% B	100% B	100% B	100% B
7	100% B	100% B	100% B	100% B
8	100% B	100% B	100% B	100% B

SCHEDULE OF EASEMENTS

Page of Map	Benefit	Benefit	Benefit	Benefit
1	100% B	100% B	100% B	100% B
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4	100% B	100% B	100% B	100% B
5	100% B	100% B	100% B	100% B
6	100% B	100% B	100% B	100% B
7	100% B	100% B	100% B	100% B
8	100% B	100% B	100% B	100% B

Area: W.X.Y.Z to be subject to a final demand.

Total Area: 444,980 ha

Comprised in: LOT 474/798,788/87 LTD

Philip Campbell, Assessor

Registered Surveyor and Auditor of an annual practicing certificate for Survey Act 1988. I hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1992 and any regulations made in substitution thereof.

Dated at Masterton this 15th day of February 2000.

Philip Campbell, Assessor

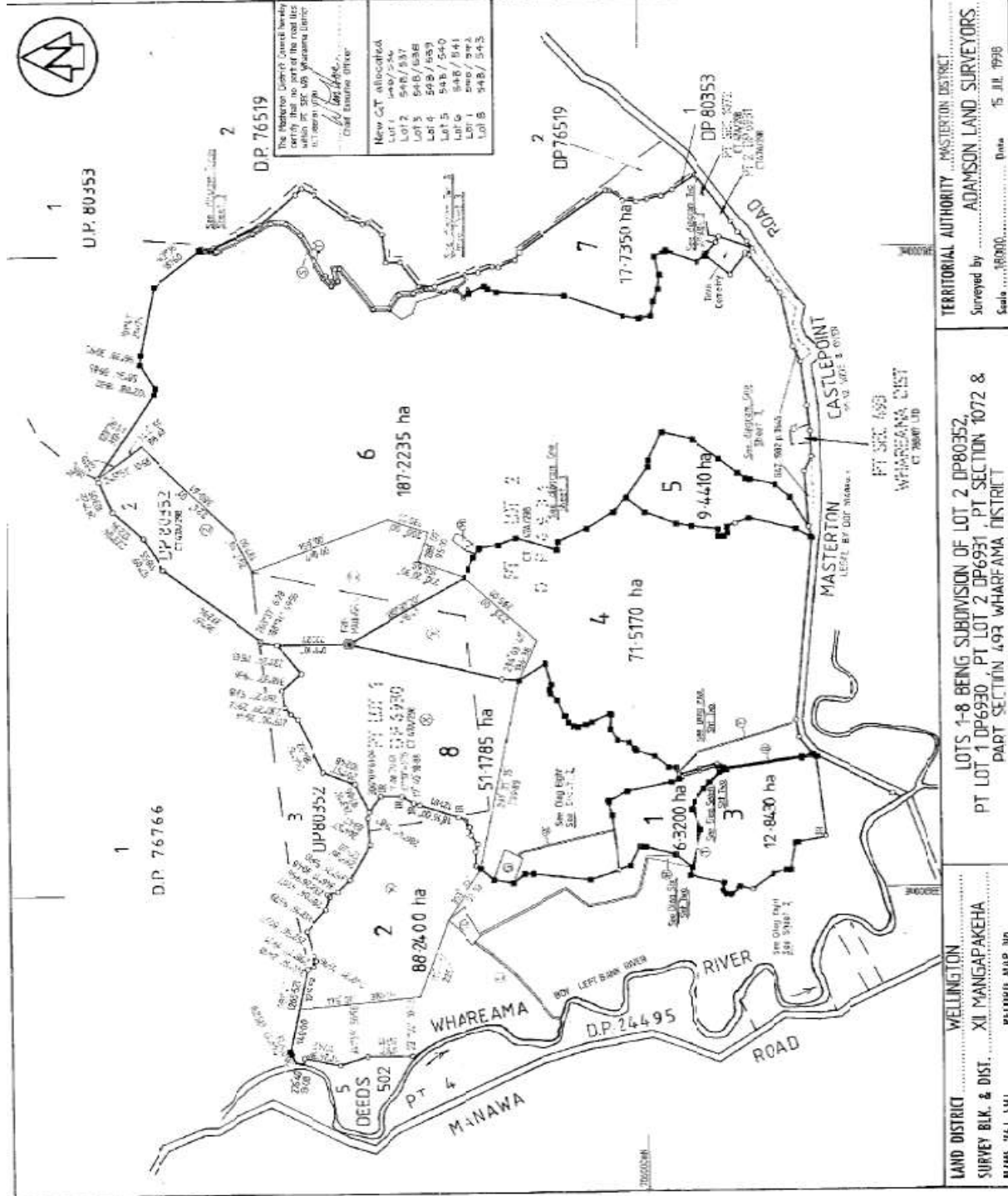
Right Bank of the Whareama River, Masterton District Council

Approved as to Survey: *[Signature]*

Registered Surveyor: *[Signature]*

Day of February 2000

District Land Register: 86827



LAND DISTRICT: WELLINGTON

SURVEY BLK. & DIST.: XI MANGAPAKEHA

MAZS 261 SH1: RELUKU MAP NO

TERRITORIAL AUTHORITY: MASTERTON DISTRICT

Surveyed by: ADAMSON LAND SURVEYORS

Scale: 1:10000

Date: 15 JUL 1998

LOTS 1-8 BEING SUBDIVISION OF LOT 2 DP80352, PT LOT 2 DP6931, PT SECTION 1072 & PART SECTION 499 WHAREAMA DISTRICT

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