

“MOERAKI FOREST LIMITED”

Moeraki Road - South Wairarapa



Port of Wellington – 113 km

Masterton mills - 59 km

Featherston – 58 km

Forestry Right over 64.74 hectares of *Pinus radiata*

Short to medium term investment opportunity
- Forest available for sale by ‘forestry right’

FOR SALE – PRICE INDICATION \$1,000,000 (plus GST if applicable) plus land rental

Key attributes:

- 64.74 hectares of commercial plantation (planted 1991-1995)
- Established roads and skids from previous rotation
- Pruned and thinned

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



LOCATION

The forest is located within Moeraki Station (Rapid number 496 Moeraki Road) and lies east of Martinborough adjacent to Hinakura. Access into the block is via the formed road within the station.

The forest blocks being offered for sale are located on the property, with the closest access point (from the edge of the stand) being 59 km to the main wood processing plants at the southern end of Masterton and 113 km to the Port of Wellington.

This forest provides excellent opportunities for those looking for a short to medium term forestry investment.



FORESTRY

The forest is a second rotation planting and has good road and skid access already established.

The 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 steep hill country and is considered suitable for both ground based and hauler logging systems; however it is already set up for efficient hauler extraction.

The following table outlines known stand parameters as measured on 20th January 2016.

Stand	Est. Year	Area (Ha)	Number of Plots	SPH	Mean DBH (cm)	Mean Pruned height (m)	Mean Tree Height (m)
1	1993	13.53	2	375	39.6	5.7	27.7
2	1994	28.51	2	392	36.6	6.7	24.8
3	1995	21.16	2	417	39.5	6.9	27.1
4 and 5	1991	1.54	2	410	50.9	7.5	30.9
Total		64.74					



EMISSIONS TRADING SCHEME (ETS)

The land under the trees is deemed Pre-1990 forest land and will require to be replanted. The Vendor will undertake this and there is no expectation that the purchaser will incur any related obligations as long as they complete harvest to best industry practises within two years of initiation, to allow vendor access to the land to begin efficient replanting.

RELEVANT LOCAL AUTHORITIES

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

TENURE

Forestry right.

CERTIFICATE OF TITLE

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

Legal Description	Title	Area (ha)
Lot 1 DP 12477	WN 16C/317	498.9773 Ha

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@bakeraq.co.nz

The 'sign in book' on site must be completed by all visitors.

FORESTRY RIGHT – VENDOR’S EXPECTATIONS

The land will be available until the end of 2028, by which stage the first plantings will range in age from 31 to 35 years in age if not removed till then.

Stand	Est. Year	Area (Ha)	Expected to be harvested by
1	1993	13.53	2028
2	1994	28.51	2028
3	1995	21.16	2028
4 and 5	1991	1.54	2028
Total		64.74	

Once harvesting starts, the blocks will be harvested within a pre-agreed timeframe not exceeding two years.

All trees/merchantable material will be removed from the site and all debris contained within the external stump line.

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

Information to be included:

- Offered price for trees.
- Land Rental Amount to be paid annually in advance.
- Due diligence period (not exceeding 4 weeks) if required.
- Copy of Forestry Right Agreement you would like considered.
- Terms of Forestry Right requested.
- Any other comments or requests.

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.

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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 January 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.

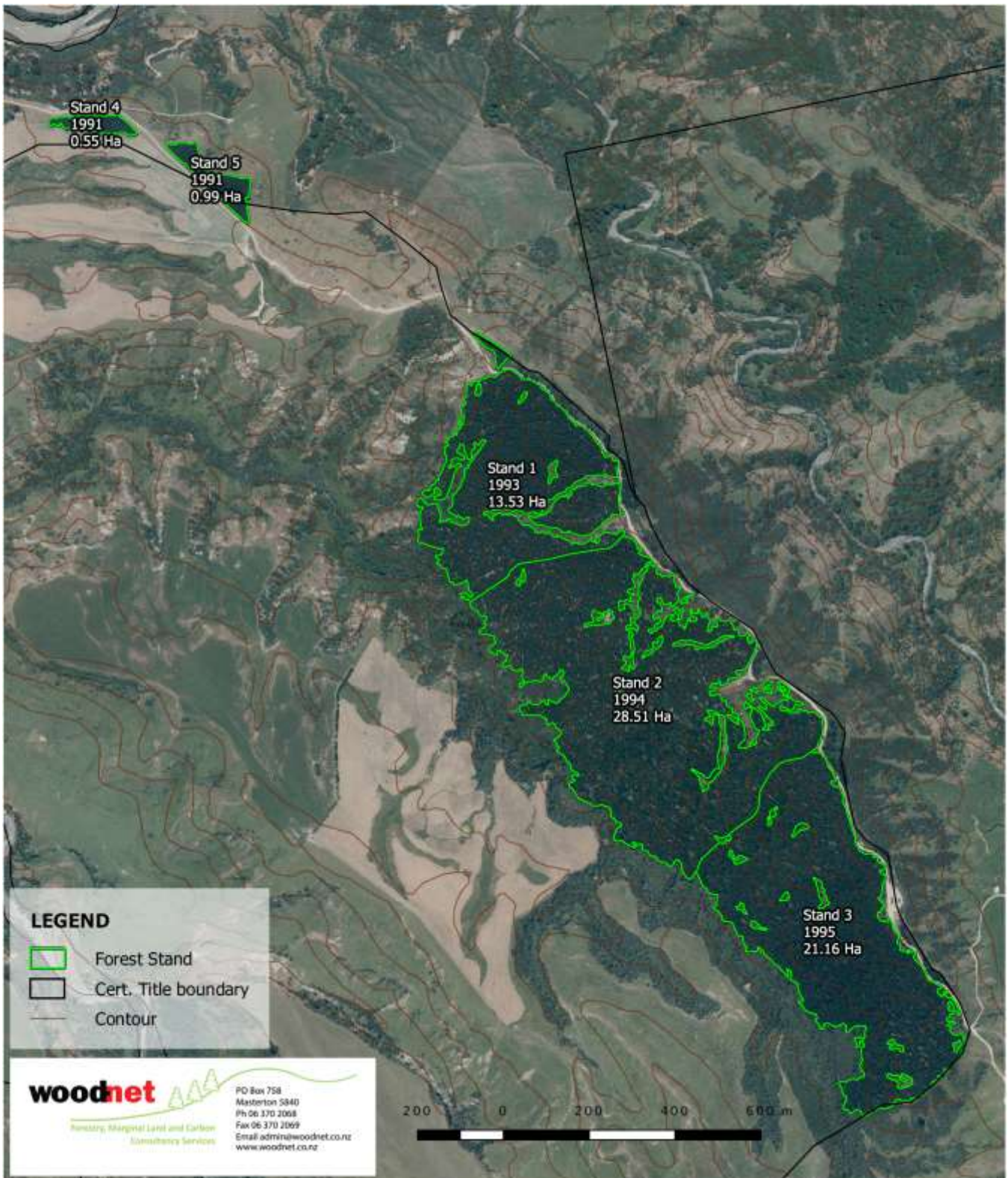
FURTHER INFORMATION

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)



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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

R.W. Muir
Registrar-General
of Land

Identifier **WN16C/317**
Land Registration District **Wellington**
Date Issued 13 August 1976

Prior References

WN492/161

Estate Fee Simple
Area 498.9773 hectares more or less
Legal Description Lot 1 Deposited Plan 12477

Proprietors

Jaquelin Wendy Cameron, William Norman Avery and Derek Gordon Hassall as to a 1/2 share
Gawith Trustees Limited, Jane Frances Cameron and Iain James Cameron as to a 1/2 share

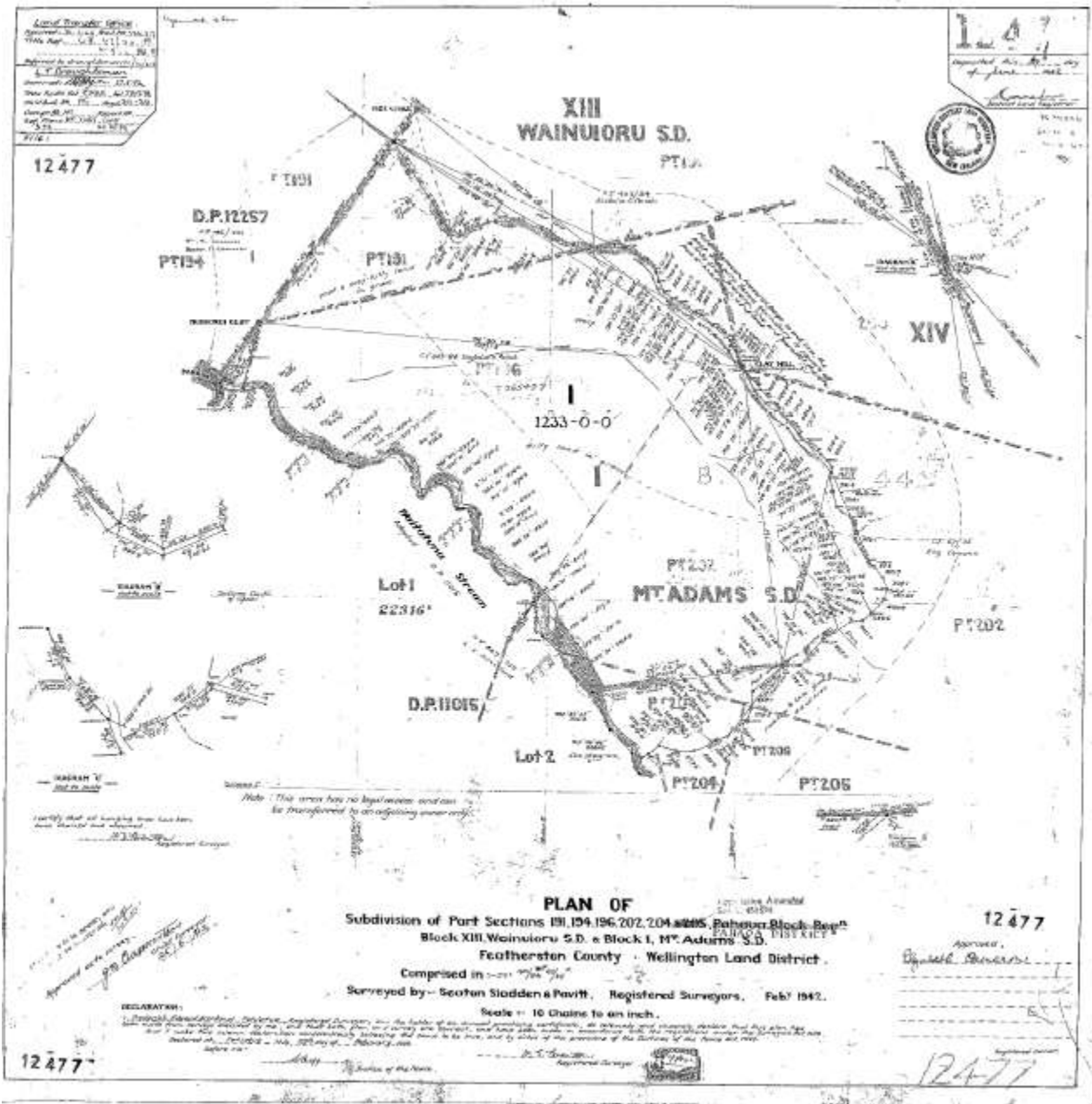
Interests

5863512.3 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to now Moeraki Forest Limited – 13.1.2004 at 9:00 am
5863512.6 Mortgage to ANZ Banking Group (New Zealand) Limited - 13.1.2004 at 9:00 am
8524666.2 Notice pursuant to Section 195(2) Climate Change Response Act 2002 -- 22.6.2010 at 9:00 am
8772056.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 24.5.2011 at 7:00 am

Transaction Id 45644843
Client Reference Moeraki

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Register Only

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LOCATION PLAN



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