



175 Valhalla Road, Kekerengu

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Valhalla Farm, Elite Farming Country

282.3ha (697.3 acres). Valhalla Farm is a once in a lifetime opportunity to own your own slice of rarely available desirable Marlborough east coast land. With such expansive surroundings overlooking the ocean, you are guaranteed phenomenal views throughout this amazing property. This area is well renowned for quality livestock and great stock health, and Valhalla benefits from a good balance of contour including approximately 136ha of flats and easy rolling country.

The farm has enjoyed an ongoing development programme including regrassing, lucerne and greenfeed crops. Stocking rates peak during the winter with sheep and cattle brought in from a larger station enterprise. Internal fencing is by way of conventional and electric, farm roading in place on the easy contoured land. Water for the farm is supplied from the "Clarence" scheme and reticulated to the paddocks via storage tanks. Farm improvements include implement shed/workshop, haybarns x 2, 3 stand shearing shed, sheep yards, cattle yards, and other ancillary buildings.

The homestead set amongst established grounds comprises of 5 double bedrooms, office/sunroom and double living. The high ceilings and vast floor area of 290sqm (more or less) confirms this home exudes space! Heating consists of two heatpumps and a Metro logfire with wetback. The open plan kitchen, dining, and living offers plenty of room for the family to enjoy, along with the large formal lounge positioned perfectly to absorb the sea views. Take in the warmth offered on the spacious sunny veranda after a days farming. There is a separate double car shed with loft and the added bonus of a two-bedroom sleepout and an inground swimming pool. Set in a stunning valley, Valhalla is an attractive finishing property and is sure to appeal. The property is presently leased to a nearby station owner and expires on 30th April 2018.

An E-book is available on request.

This property is offered for sale by tender closing 2pm Wednesday 30th August 2017 at 62 Market Street, Blenheim.

INTERNET ID: MSR10007

 282.3 ha

Tender

ID# 31918130007



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