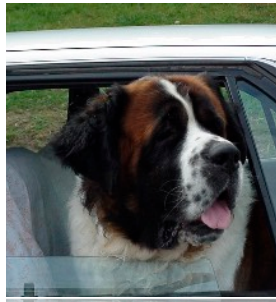


Nigel's NEWS

September 2025

Hi Everyone!



Great spell of sunny days but cool evenings have been of late, nice to enjoy. Last night there were a couple of heavy short showers, but spring is here. Lambs are being seen, and daffodils are out in flower, so we move towards the warmer times again and longer days - soon daylight saving will kick in again. My firewood pile is getting short once more after burning a fire at night to keep the house warm, but who can complain at that, it's served its purpose. The latter part of last month had been quite dry, allowing the ground to dry out, which was needed. The strong winds we had to start this month with heavy showers, lightning, thunder with some hail, wasn't so good but that's spring for you.

Let's hope the Reserve Bank dropping the OCR rate once again might trigger some stimulus into getting the economy going again plus relieve some mortgage rates as well. When we see the big companies like Carter Holt Harvey proposed closing their Nelson sawmill with a loss of 142 jobs, I think it was, as it shows, all are feeling the pinch. Job security is still one of the main concerns for a lot of people when asked by the likes of Tony Alexander for his weekly report.

All Blacks will need to be at their best this weekend playing against South Africa while the Black Ferns are playing Ireland in the quarter finals at the World Cup, a big weekend of rugby. The Ranfurly Shield has bounced around and great to see Southland win it this last weekend, good luck to them to hold it from the next challenge Canterbury.

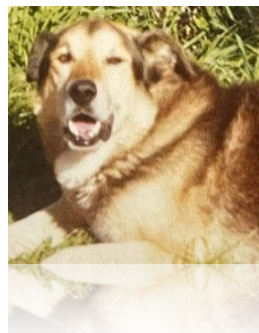
Work continues on the overbridge over the northern motorway where they have been shutting the motorway at night to progress without upsetting traffic so to speak and its more for safety. Can see some progress to where the off ramp heading north is taking shape. The towers over the inner harbour for the bridge at Stillwater are progressing also. We are still told it will not be open until 2028, so a lot of work to be done on it yet.

Jonathan and I have been fortunate to help sell a couple of properties lately for our vendors and are looking for some more listings to sell so would welcome your call to discuss anything if you're thinking of selling in the near future. Traditionally this time of year with the better weather coming has always been a great time to sell. Bare land has been starting to get some interest recently and a few have sold this last month in Coatesville.

We look forward to hearing from you.

FARM DOG TYKE....

Springtime was a fabulous time with cows calving, but long hours as I would be checking cows prior to milking, during the day, after milking and then middle of the night. I would try and have the cows reasonably close to calving in a sheltered paddock not far from the house so I could walk and check as sometimes I would have to help and need to take the cow to the cowshed. One night, we had a black pet cow who was getting close to having her calf, but I had not paid any attention to her that night as was distracted, and I was standing checking others when all of a sudden, she rubbed her head up my back. Yes, she got me good, and I sure got a huge fright, all she wanted was a bit of attention too.



Nigel Smith

Lifestyle & Rural Specialist

M 021 434 917

nigel.smith@harcourts.co.nz



Jonathan Zhang

Senior Sales Consultant

M 027 544 3098

jonathan.zhang@harcourts.co.nz

Harcourts
Cooper & Co

Cooper & Co Albany

232 Dairy Flat Highway, Albany 0632

Cooper & Co Real Estate Ltd Licensed under REAA2008

THIS MONTH'S RESTAURANT CHOICE

Thai Rain Forest
231 Dairy Flat Highway,
Albany Village
Phone 09 415 9441

www.sellinglifestylelural.co.nz



NIGEL'S CURRENT LISTINGS



51 Drury Lane, Dairy Flat Price By Negotiation

Hard work's done - Land & Building Consent Package

Fully consented 4-bedroom, 4-bathroom home, ready to be built; the family has had a change of plans. An opportunity to get straight onto building your new home in this quiet area in Dairy Flat. 2 hectares of land, approx. half in protected bush. Please view & download the property information from the following link:

<https://www.harcourtsfiles.co.nz/listings/PHQE>



733B Ridge Road, Riverhead Expression of Interest

A little house with big views

Set high on an elevated ridge, this charming 3bm home offers more than just a place to live - it's a front-row seat to some of Auckland's most captivating scenery. With sweeping views across the inner harbour and all the way to the city skyline, this is a property that punches well above its weight.

Set on a generous 2.1165 hectares (approx.), there's plenty of room to dream big - whether you're looking for lifestyle living, a place to expand, or just space to breathe.

Inside, you'll find a modern kitchen, one bathroom, and three well-proportioned bedrooms - all ready for a touch of TLC to unlock the home's full potential.

And if you need storage, workspace, or room for the toys - the large 3 to 4 bay shed has you well covered.

Recent Sales Statistics in Our Local Area

COATESVILLE BARE LAND

4 sold, 8000m2 - 1.03ha, averaged \$1,654,219

COATESVILLE LIFESTYLE

2 sold, 2.3 & 2.48ha, 4bd & 5bd, avgd \$2,625,000

DAIRY FLAT LIFESTYLE

1ha, 6bds, sold for \$2,725,000

DAIRY FLAT AEROPARK

2808m2, 6bds, sold for \$2,800,000

DAIRY FLAT FUTURE URBAN BARE LAND

2.27ha, sold for \$1,700,000

PAREMOREMO LIFESTYLE

926m2, 3bds, sold for \$1,085,000

WAITOKI LIFESTYLE

2.57ha, 5bds, sold for \$1,850,000

WAINUI LIFESTYLE

1.643ha, 4bds, sold for \$3,000,000

Jokes for the Day

A little girl and her older brother were visiting their grandfather's farm. The older brother decided to play a trick on his younger sister. He told her that he discovered a man-eating chicken. The girl was frightened, and ran inside in fear. Then the older brother heard his little sister scream. He ran inside immediately. She was screaming at their grandfather, who was chowing down on a plate of fried chicken. "What is it?" he asked. The sister turned to him in fear and said, "It- it's- IT'S A MAN EATING CHICKEN!!!"

Disclaimer: While every effort has been made to ensure the true and correct information is portrayed in this newsletter at time of printing, it is suggested for legal purposes that you complete your own due diligence on any subject mentioned. The views mentioned here are of personal opinion by the author only, given in good faith, and to be used as a generic overview of the current local property market.

Call me today to discuss any of your property requirements 021 434 917