



Hukurangi  
Lot 1 Jordan Valley Road

Proudly marketed by Steve and Miriam Davis

**Harcourts**  
Whangarei









“

...an outstanding opportunity to enjoy a small slice of a rural lifestyle with all the advantages of living close to town.

”

1.205 ha 

## Building Dreams In Jordan Valley Road

### FOR SALE

If you are looking for privacy, a stunning setting, quality grazing, and a place to build your dream home, then your search is complete.

Set in a lovely rural location within minutes to the Kamo village and a 15 minute drive to Whangarei and a 30-45 minute drive to the east coast, with arguably some of the world's most pristine beaches such as Whananaki, Mimiwhangata, Sandy and Matapouri Bays.

The area is one of Northland's best kept secrets, a traditional farming community with an active community hall, and access to good schools and amenities.

This stunning setting offers, four flat to easy rolling paddocks, fully fenced, approximately 1.2 ha with power and water access to the land. Running through the property is a stream, and on the property sits a number of magnificent Totara trees.

The setting will inspire you, and the outlook peaceful and tranquil. At present there a number of sheep running on the property, but let your dream come true with much more than your lifestyle needs.

This is an outstanding opportunity to enjoy a small slice of a rural lifestyle with all the advantages of living close to town. Stake your claim, gather your family and friends, this is a great place - it could be yours!

Call us now, Steve 021820015 or Miriam 0275776335.







# Property Information

<b>Property Type</b>	Lifestyle Section
<b>Aspect</b>	Easterly, Southerly
<b>Views</b>	Private, Rural

## Additional Information

<b>More Details URL</b>	<a href="https://harcourtswhangarei.co.nz/property/WR45675">harcourtswhangarei.co.nz/property/WR45675</a>
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# Rates

Legal Description:	LOT 1 DP 442788			
Assessment Number:	0033025207			
Property ID:	161869			
Address:	Jordan Valley Road Kamo 0185			
View Maps:	<a href="#">WDC Maps</a>	<a href="#">Google Maps</a>		
Land Area (hectares):	1.205			
Capital Value:	2023/2024	\$435,000	2024/2025	\$435,000
Land Value:	2023/2024	\$420,000	2024/2025	\$420,000
Record of Title:	552737			
Floor Area (square metres):	0			
Site Area (square metres):	0			
Improvements:	FG			
Land Use Code:	Vacant Lifestyle			
Number of Units:	1			
Property Category:	LV			
Zone (view District Plan Map):	<a href="#">District Plan Map</a>			

## WDC

General Residential - Lifestyle	Land Value	420000	\$979.69
Hikurangi Swamp Drainage - Class A	Area (Ha)	0	\$16.31
Hikurangi Swamp Drainage - Class F	Area (Ha)	0	\$1.09
Hikurangi Swamp Major Scheme - Class D	Area (Ha)	0	\$14.85
Hikurangi Swamp Major Scheme - Class F	Area (Ha)	0	\$2.41
<b>Total</b>			<b>\$1,014.35</b>

## NRC

NRC - Regional Economic Development	Land Value	420000	\$8.99
NRC - Regional Land and Fresh Water Management	Land Value	420000	\$117.68
<b>Total</b>			<b>\$126.67</b>

## Total

**\$1,141.02**

# Title



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **552737**  
**Land Registration District** **North Auckland**  
**Date Issued** 12 September 2011

**Prior References**  
164018

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**Estate** Fee Simple  
**Area** 1.2050 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 442788

**Registered Owners**  
Michael Andrew Holmes and Sue Christina Holmes

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## Interests

Subject to a right (in gross) to an electricity easement over part marked C and E on DP 442788 in favour of Northpower Limited created by Transfer 5489146.4 - 14.2.2003 at 9:00 am

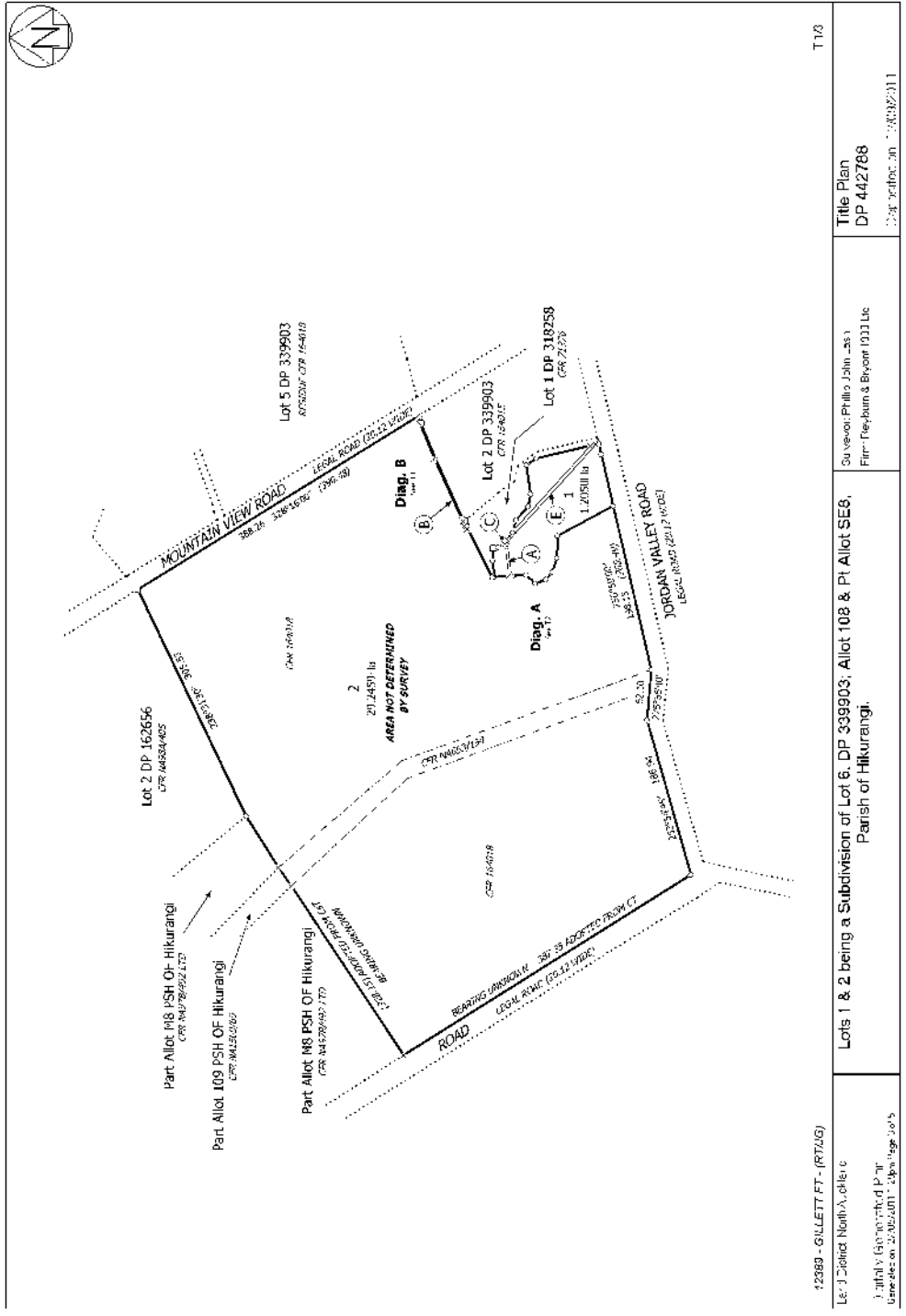
The easements created by Transfer 5489146.4 are subject to Section 243 (a) Resource Management Act 1991 8861690.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.9.2011 at 2:43 pm

Subject to a right to convey electricity, telecommunications and computer media over part marked A and C on DP 442788 created by Easement Instrument 8861690.6 - 12.9.2011 at 2:43 pm

The easements created by Easement Instrument 8861690.6 are subject to Section 243 (a) Resource Management Act 1991 8861690.7 Encumbrance to Northpower Limited - 12.9.2011 at 2:43 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 9767053.1 - 8.7.2014 at 11:42 am 9763397.3 Mortgage to ASB Bank Limited - 1.8.2014 at 1:28 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 11387680.5 - 12.2.2020 at 9:19 am



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12389 - GILLETT FT - (RT/AG)  
 Le: J David Northville c  
 J David Northville P  
 Date: 06/06/2011 Page 3 of 5

Lots 1 & 2 being a Subdivision of Lot 6, DP 339903, Allot 108 & Pt Allot SE6, Parish of Hikurangi.

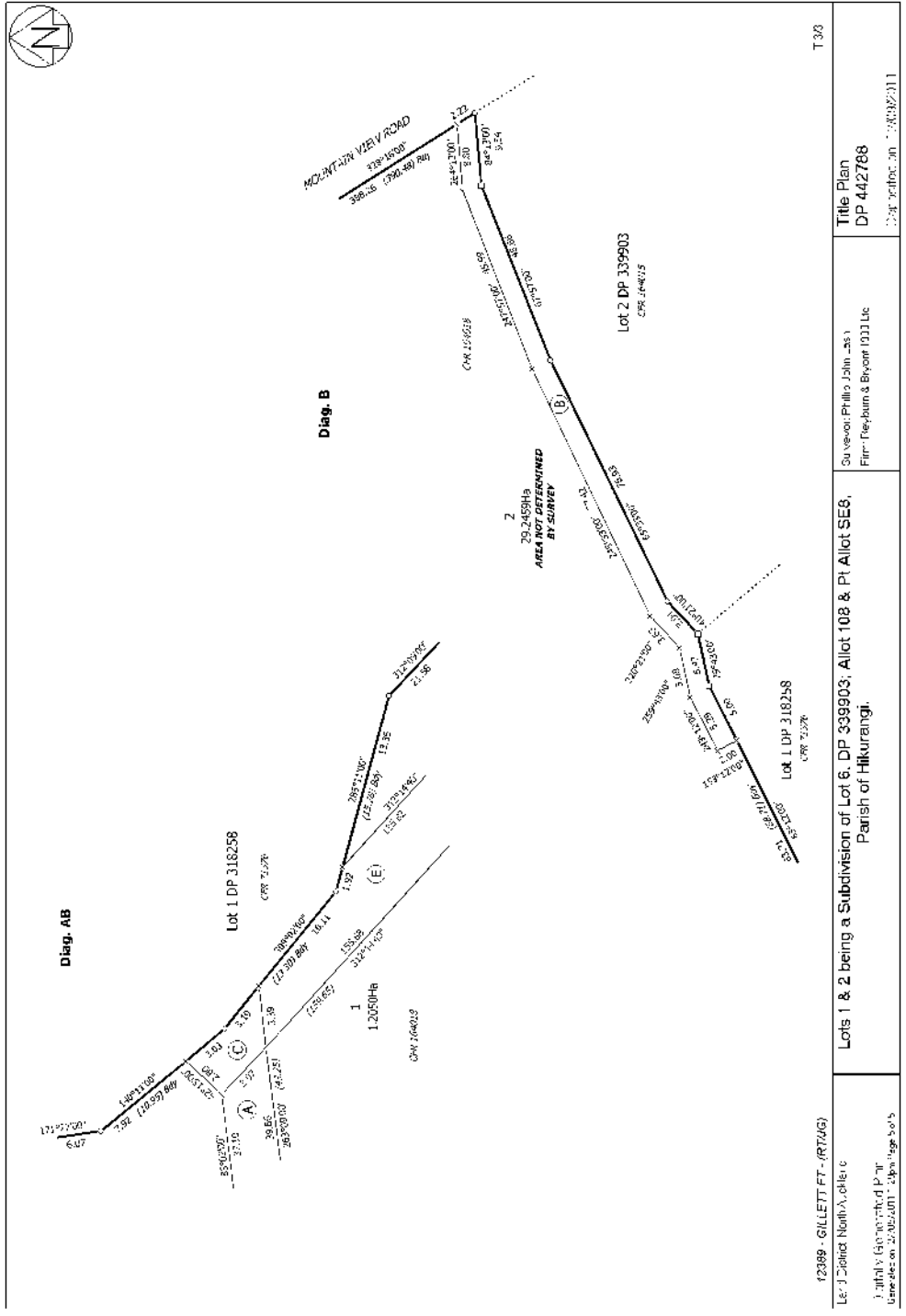
Surveyor: Phillip John, as a Firm: Ferguson & Beyond (03) Ltd Date: 06/06/2011 12:30:32/2011

Title Plan DP 442788













## Your Salesperson Steve & Miriam Davis

Steve & Miriam Davis are “hardworking”, “extremely professional”, “delightful to work with” and “achieve great results”, what our clients say.

For us Real Estate is all about the people, working and helping our clients to achieve major changes and or goals in their lives. We all come to the point where we need to sell a property for a variety of life-changing reasons. We love helping people to make that change, as smoothly and as successfully as possible, no matter what the challenges.

We work together as ‘Team Davis’ and sell homes with the promise to be ‘committed to working for our clients’. Our goal is to get the best result for you, as the seller. We use strategic marketing campaigns, active selling, clear communication and strong negotiation. With strict industry laws and rules, we do this while protecting all your interests through compliance.

We deliver great results as we aim to work for our clients to secure the best result as we are committed to working for clients. We also give back to our community, which is why we sponsor schools in our local area and find opportunities to get involved in community activities.

You can only sell your property once, so it’s important to do it well. The key to this is Good Marketing. Marketing is a bit like fishing; you need to cast your net well to find the best buyers who will pay the highest price for your property. When we have found the best buyers, we then focus on negotiating the best result. We are results-driven, with testimonials that testify to our success.

So, if you are looking for an experienced real estate sales team, with a commitment to work for you, providing you with a smooth journey through the process while securing the best result, then, please get in touch with us today.

Just a little more about Steve and Miriam:

Steve has acquired excellent skills in sales and marketing and negotiating major multi-million-dollar contracts in a long career in the printing, publishing and packaging industries. Becoming a National Sales Manager in his 20s, and then General Manager in his 30s. He held senior management positions in a variety of National and International companies with extensive overseas business experience.

Miriam’s past experience as a private teacher, facilitator, property manager and sales consultant has given her a clear business head, an eye for detail, oodles of patience, empathetic communication, and organisational skills.

In our spare time, we love spending time with our family and enjoy fishing and outdoor activities or just relaxing at our beach home.

**Steve & Miriam Davis**

**M** 021 820 015 | **P** 09 430 1000

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## Steve Davis

Licensed Real Estate Salesperson

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**Harcourts**  
Whangarei