

# PROPERTY BROCHURE

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WILLOW CREEK  
5565 STATE HIGHWAY 10, KAINGAROA

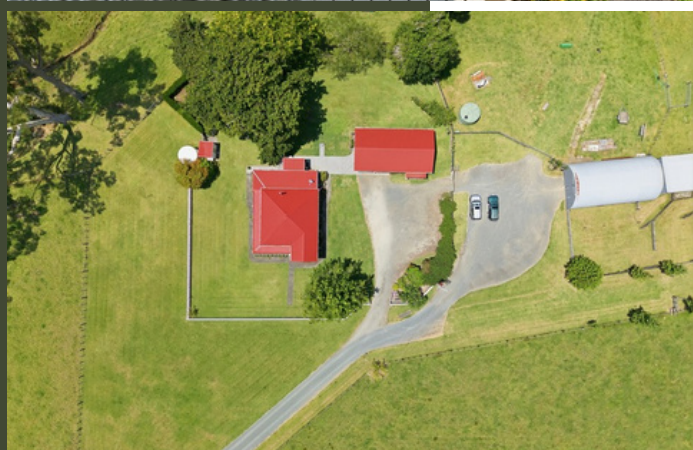
SUE & DAMIEN  
PROPERTY TEAM

OWN  
REAL ESTATE



5565 STATE HIGHWAY 10, KAINGAROA

# A HOMESTEAD OF HISTORY AND SUBSTANCE...



39.4947  
HA

3

1

1

2

DEADLINE SALE  
1PM, 18 FEBRUARY 2026 (PRIOR OFFERS CONSIDERED)

PROPERTY WILL BE SOLD PLUS GST (IF ANY)

Comprising approximately 39ha (more or less), this established farmlet offers immediate scale, calm authority, and a sense of permanence that cannot be replicated. The long approach sets the tone. The land opens gradually, the surroundings quieten, and arrival feels deliberate.

Held by the same family for over half a century, this historic country homestead comes to the market for the first time in more than fifty years. The home sits confidently within its setting, framed by mature trees, expansive lawns, complete with a home orchard. Bullnose verandahs offer space to pause, gather, and take in the changing light across the hills.

Inside, heritage is expressed with restraint and authenticity. High ceilings create rooms of scale, while native timber detailing and stained-glass accents enhance the home's ambience. A wood burner grounds the space in warmth and everyday functionality. Living spaces are generous without being overstated, large windows and French doors draw the landscape naturally into daily life.



Beyond the gardens, the land rolls gently across approximately 20 well-fenced paddocks, arranged for efficient grazing and ease of management. A stream ambles through the property, with areas of native bush forming a natural part of the landscape. Open pasture and established natural features give the land balance of function and beauty.

Infrastructure supports the romance. A large barn and shearing shed speak to the property's working heritage. In addition a double garage plus a home office and workroom or sleepout, provide options aplenty. Everything is established, practical, and ready to serve a genuine rural lifestyle.

Seclusion is balanced by convenience. Kaingaroa School is close by, Kaitaia's services are readily accessed, and the beaches of Doubtless Bay are within approximately fifteen minutes.

# KEY PROPERTY DETAILS

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LEGAL DESCRIPTION	Allotment 271-273 Parish of Mangatete and Part Section 103 Parish of Mangatete as shown on Certificate of Title NA75B/460
CV	\$980,000
RATES	\$4,446.16
DATE BUILT	Circa 1905
ZONING	Rural Production
LAND AREA	39.4947ha (more or less)
LIVING AREAS	Open plan dining and lounge plus verandahs
SEPARATE TOILET	1
KITCHEN	Country-style kitchen with warm timber cabinetry, partial leadlight panes
KITCHEN APPLIANCES	5-burner gas hob , Westinghouse electric double oven, Miele dishwasher, Rotec rangehood
LAUNDRY	Separate
HEATING	Milan fireplace with wetback and HRV ventilation system.
PARKING	Double garage
INSULATION	Ceiling and underfloor
WATER HEATING	High pressure electric hot water cylinder
ROOF	Painted corrugated iron (painted approximately 3-years ago). Lean-to is painted coloursteel
JOINERY	Native timber
CLADDING	Kauri weatherboards
FLOOR	Kauri floor boards, carpet & lino coverings with polished Kauri boards in the kitchen
WATER SOURCE	<ul style="list-style-type: none"><li>• House - x2 water tanks 5,000 gallon concrete (house catchment) 20,000L plastic (shed catchment)</li><li>• Each with its own water pump - concrete tank pump is new, plastic tank pump approximately 3-years old</li><li>• The pumps are located at the base of the tanks</li><li>• Kitchen has a water filter</li><li>• Bore - used for farm and garden. The bore is turned on to fill the header tank at the top of the hill (5000 gallon concrete tank), gravity fed to trough, garden hoses and house when necessary</li></ul>
WASTE	Standard septic. Laundry grey water irrigates the orchard



# KEY PROPERTY DETAILS

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NATIVE BUSH	Stands of native trees and willows border the stream, with additional native planting along sections of the property boundary
STREAM	Stream bisecting the property; flowed year-round this season but is known to dry up during drought periods
OUTBUILDINGS	<ul style="list-style-type: none"><li>• Garden shed</li><li>• Two bay car shed with office/work or craft room (lady cave) attached - has been used as accommodation. Lined with triboard</li><li>• Old cowshed - separator room currently used as chook house</li><li>• 4-bay half round barn/workshop with concrete floor (each bay approximately 24" x 12")</li><li>• 2-stand shearing shed attached to half round barn (has power)</li><li>• Pump house below chicken house services the bore</li></ul>
PADDOCKS	<ul style="list-style-type: none"><li>• 20 fenced paddocks - can be break fed with electric fence units</li><li>• Some permanent fences have permanent electric (approx x9), balance are wire &amp; wire + batten</li><li>• Troughs x24</li></ul>
STOCK	<ul style="list-style-type: none"><li>• Currently grazing x41 2 year old steers and x20 ewes &amp; lambs</li><li>• Consistently increasing stock weights, with a 2025 average of 355kg deadweight</li><li>• River paddocks currently grazed by ewes and lambs only (no cattle access for over 25 years)</li><li>• Two small roadside areas within the road reserve, maintained and grazed by the owner</li></ul>
SCHOOLING NEARBY	<ul style="list-style-type: none"><li>• Kaingaroa School - approximately 1km (Full Primary School, Year 1-8)</li><li>• Taipa Area School (Composite School, Year 1-15)</li><li>• Kaitaia College (Secondary School, Year 9-15)</li></ul>
INTERNET	Broadband
CHATTELS	Window treatments, clotheslines, dishwasher (Miele), double oven (Westinghouse), gas hob, kitchen water filter, rangehood (Rotec), bathroom extractor fan, fixed floor coverings, heated towel rail, HRV, woodburner, light fittings, smoke detectors x2, Pel electric fence unit, electric bore pump (Davies 300 series), gun safe (in front bedroom)
DISCLOSURES	<ul style="list-style-type: none"><li>• The laundry grey water services the orchard</li><li>• The electric start on the hob does not work</li><li>• School zoning is subject to change. Buyers are advised to make their own enquiries and undertake due diligence to confirm school catchments and enrolment eligibility</li></ul>

# FLOOR PLAN

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This plan is for illustrative purposes only and should only be used as such by any prospective purchaser



# BOUNDARY MAP

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# CERTIFICATE OF TITLE



## RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017



R. W. Muir  
Registrar-General  
of Land

**Identifier** NA75B/460  
**Land Registration District** North Auckland  
**Date Issued** 12 September 1989

### Prior References

NA33A/828      NA33A/829      NA33A/830  
NA50B/1461

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**Estate** Fee Simple  
**Area** 39.4947 hectares more or less  
**Legal Description** Allotment 271-273 Parish of Mangatete  
and Part Section 103 Parish of Mangatete

### Registered Owners

Paul Michael Dragicevich as to a 1/2 share  
Lynda Kaye Dragicevich as to a 1/2 share

### Interests

Subject to Section 308 (4) (5) and (6) Local Government Act 1974

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly CsT 33A/828 to 33A/830 inclusive)

905755.1 Gazette Notice (14.12.1978 No. 108 p.3422) declaring part of the adjoining State Highway 10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am

D522625.2 Subject to a telecommunication right (in gross) over part marked A on DP 201432 in favour of (now) Chorus New Zealand Limited - 11.7.2000 at 3.11 pm

Subject to a right (in gross) to drain water over parts marked A and B on DP 405504 in favour of Her Majesty The Queen for use in connection with a road created by Easement Instrument 8248321.3 - 22.12.2009 at 10:33 am













# DEADLINE SALE

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## **How does a Deadline Sale work?**

A Deadline Sale is a method where a property is marketed without a price, and all offers must be submitted on or before a set deadline date. As a buyer, this means you have time to view the property, complete your due diligence, and prepare your best offer - whether it's conditional or unconditional.

Because both cash and conditional buyers are welcome, there's often strong competition. The aim is to create a multi-offer situation, so it's important to put your best foot forward. Your agent will guide you through the process, but ultimately, the seller will consider all offers submitted by the deadline and choose the one that best suits them.

## **What is a multiple offer?**

A multiple offer situation occurs when more than one buyer submits an offer at the same time. In this case, all buyers are encouraged to present their strongest offer, as the seller will either accept one or negotiate with a single buyer - excluding others from further negotiation.

## **What does "prior offers considered" mean?**

When a Deadline Sale is advertised with "prior offers considered", it means the seller is open to accepting an offer before the official deadline. If this happens, the agent will notify all interested buyers and invite them to submit their offers, potentially creating a multiple offer scenario earlier than expected. If the seller accepts an unconditional offer, the property is sold immediately. If a conditional offer is accepted, the sale method may shift to "Price by Negotiation" while that contract is in place. As a buyer, it's important to stay in close contact with the agent and be ready to act quickly if you're seriously interested.





## SUE MAICH & DAMIEN DAVIS

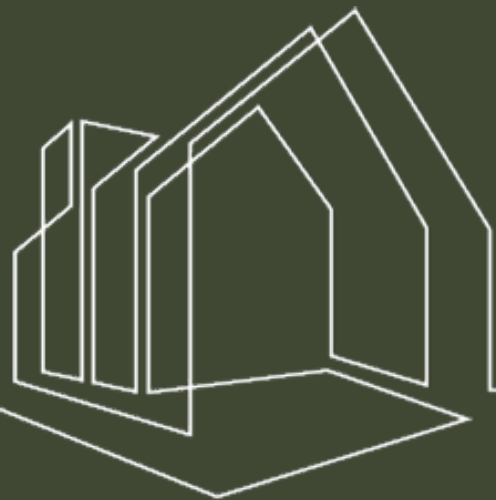
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Strongly focused on being at the top of their game, Sue and Damien have been driven to elevate their success and launch OWN Real Estate - a venture embodying their vision for a more personalised, client-focused approach. By stepping away from the constraints of a large corporate brand, Sue and Damien now embrace the independence of their OWN brand, allowing them to harness their principles of adding value to their clients transactions through the very best marketing, attention to detail and outstanding client service.

Equipped with the latest real estate strategies and technology, they are at the forefront of modern property marketing and negotiation. With over 30 years of combined experience and a track record in successful local development projects, they offer unmatched expertise in every transaction.

By their own admission, Sue and Damien run a tight ship. Their team handles the administrative tasks freeing Sue and Damien to do what they do best - seeking out property to sell, forming tight working relationships with their vendors and purchasers, marketing property superbly and negotiating sales.

Nothing is left to chance. Utilising the specific skills of a professional photographer, graphic designer, cleaner, builder, painter and home staging company if required. A home marketed by Sue and Damien is a strategically managed listing, destined to attain the best price in the least amount of time. Much of Sue and Damien's business now comes by the way of personal referral or repeat dealings with those who have enjoyed and highly regard doing real estate their way.



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