

# Nigel's NEWS

November 2025

*Hi Everyone!*

This on-going unsettled weather must be overdue to move away and give us some relief. The poor people in the south of the South Island got winds around 230km/hr, making the life of trees that had stood the test of time, end very abruptly. Not sure what the wind speed was with Cyclone Bola, but at that time we lost 23 huge pine trees and will never forget the sound of the roaring whistling wind. Today it has been followed by a huge cold spell with snow down to ground level throughout the south, a number of properties still without power. At this time of year, it is when the dairy cows are in full production, so getting them milked would have been a huge priority, bringing out the best in country folk working together, helping each other out. Having been through Bola while dairy farming I can relate to all the problems they face, no power, no heating, trees falling where you don't require them, preventing access for stock etc. I wouldn't wish it on anyone.

Recently there has been a good number of higher-end valued properties coming to the market, unfortunately there has not been too much demand for them, but I hope this changes shortly. Another thing I have noticed is a few forced mortgagee sales starting to appear. This is disappointing for the owners not being able to meet their payments to the bank and shows just how tough it has been financially throughout the country, some people losing their employment leading to this situation. It is never nice to be in this position at all as it leads to many other things such as marriage break ups, health issues, all becomes overwhelming if this is the position you are in, and there's not two of the same.

Christmas is really approaching fast, Labour Weekend has passed, big companies are having sales at any opportunity, Black Friday Sale will be next, great if you are requiring something, but I don't think people are just going out and buying on a whim. Under sixty days to go before the big jolly man in red with the white beard arrives. I have found this year passing very quickly, they say as you get older this becomes the case, it would be nice to back up a little.

Albany Rotary Coatesville Garden Ramble, six amazing gardens, open Sunday November 9th. If you have not yet got tickets, they are available to buy online.

Blackcaps were beaten by the weather, White ferns as well in India, cricket Tests being played so much earlier than previous, perhaps pushed things a little to early to match up with all the overseas games happening with T20s. Certainly plenty of sport being played with many varieties to accommodate all, I'm not complaining enjoying what I have time to watch.

Sales have dropped this last month again, though traditionally, this is one of the best times to sell. If you are thinking of doing such a thing please give us a call, we would love to help you achieve what you want. Look forward to your call, meanwhile stay healthy and safe.

## FARM DOG TYKE....

Sometimes for a treat I would take Tyke with me when grubbing thistles and ragwort. I would leave the farm bike at the start of the paddock through the entrance and walk with him close by. He would get bored after a while and head off if it was hot and jump into the cow trough and soak up like being in a spa I guess. He would stay there for quite some time, watching where I was, at all times though. I never jumped in with him, I wonder what he would have done.



**Nigel Smith**

Lifestyle & Rural Specialist

**M 021 434 917**

[nigel.smith@harcourts.co.nz](mailto:nigel.smith@harcourts.co.nz)



**Jonathan Zhang**

Senior Sales Consultant

**M 027 544 3098**

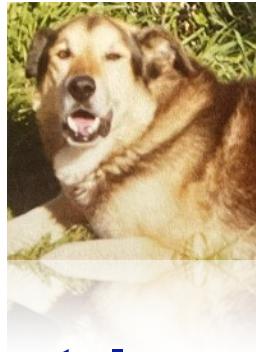
[jonathan.zhang@harcourts.co.nz](mailto:jonathan.zhang@harcourts.co.nz)

**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

**Queens Rooftop**

**Level 21/1 Queen Street**

**Auckland City**

**Phone 021 121 8430**



## NIGEL'S CURRENT LISTINGS



### 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/RIVERHEAD LIFESTYLE

1.1ha, 2bds, sold for \$1,175,000

##### DAIRY FLAT LIFESTYLE

4.05ha, 4bds, sold for \$2,780,000

##### DAIRY FLAT FUTURE URBAN BARE LAND

2.16ha, sold for \$1,550,000

##### WAITOKI RESIDENTIAL/LIFESTYLE

954m<sup>2</sup>, 3bds, sold for \$1,151,000

#### Joke for the Day

##### Halloween Groaner

A man was walking home alone one night when he heard a "BUMP....BUMP....BUMP..." behind him. Walking faster, he looked back, making out an image of an upright coffin banging its way down the middle of the street towards him...."BUMP...BUMP...BUMP..."

The man began to run toward his home, and the coffin bounced after him faster...faster...BUMPBUMPBUMP.

He ran up to his door, fumbled with his keys, opened the door, rushed in, and locked it behind him. The coffin crashed through his door, with the lid of the coffin clapping BUMP...BUMP...BUMP... on the heals of the terrified man. The man rushed upstairs to the bathroom and locked himself in, heart pounding.

With a CRASH, the coffin broke down the door, coming slowly toward him. The man while screaming, reached for something, anything.... all he can find was a box of cough drops which he hurled at the coffin... and suddenly "the coffin stops."

##### Halloween One Liners

Don't bother inviting the invisible man to your Halloween Party. He won't show up. Sometimes he makes excuses, but they're all transparent.

Vampire pick up line: "What's your type?"

One Witch told another Witch "I want one of those new computers that has a spell checker"

**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**