

1259 Bald Rock Road, Tenterfield, NSW 2372



Sold Mixed Farming

Tuesday, 5 September 2023

1259 Bald Rock Road, Tenterfield, NSW 2372

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Area: 946 m2

Type: Mixed Farming



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Long regarded as one of only a handful of "signature" properties, in the renowned Tenterfield region, Bald Rock is reluctantly offered for genuine sale due to the dissolution of a business partnership. History will show that the 941 HA (2325 AC) property "Bald Rock " is equally adept at backgrounding steers, to export feeder weights, as it is to producing quality weaners from a 450 cow Wagyu breeding herd. Under current management, utilising regenerative grazing practices, the property has earned an enviable reputation of selling high end Wagyu cattle to industry leading feed lotters, backgrounders and processors. Being situated in an ideal position, only 22 km southeast of Tenterfield, allows for easy and cost-effective access to a number of major feedlots, saleyards, and abattoirs. Water security is a key feature of "Bald Rock" and this, combined with its softly undulating and respectfully cleared grasslands, is the key to its reliability and low input productivity. Whilst always considered adequate, the current owners have invested in enhancing the water system which now sees pure spring-fed water reticulated to numerous trough sites situated throughout the property's 32 main grazing paddocks, allowing for further paddock subdivision enhancing rotational grazing practices. Never too far from water, livestock thrive on the sheltered pastures of both native and introduced grasses and medic. Further resources have been invested in initial carbon starter reporting and this, combined with the water development, allow for potential income advancement for the new owner. Human comforts are also well catered for with two comfortable homes ideally located to provide privacy to both. "Bald Rock" homestead boasts four large bedrooms, each with built-in wardrobes, and a large open plan living and dining area that opens to a comfortable sunroom overlooking the tennis court. Wide verandahs and a roomy, well appointed, kitchen have provided a platform to entertain family and friends through the decades. More recently added the second home may be ideal as a manager's residence, or to house a second family. It too is well designed and constructed to provide winter warmth and airflow off shady verandahs during the summer months. Comprising two bedrooms and a large open plan living/dining area this home features polished timber floors and an enviable outlook over the property to the nearby running creek. A long list of further improvements, detailed within, include well-appointed cattle yards, numerous sheds and outbuildings and a decommissioned orchard of Apple and Cherry trees. "Bald Rock" is a highly regarded property that is as productive and reliable as it is aesthetically pleasing and private. Our vendors are genuine in their commitment to sell and we recommend inspection to any party wishing to purchase a property with scale and reputation in this area.