

**1560 Summerhill Rd, Cassilis, NSW 2329**



**Sold Mixed Farming**

Friday, 29 September 2023

1560 Summerhill Rd, Cassilis, NSW 2329

Type: Mixed Farming



Hamish Firth

## Contact agent

'Summer Hill & Rosedale' Aggregation, Upper Hunter Valley, NSW  
If you are looking for a large-scale, low input property, then look no further!  
TOTAL AREA: • 3313 Ha or approx 8179 Acres • 'Summer Hill' 2209 Ha (approx 5454 Acres) • 'Rosedale' 1104 Ha (approx 2725 Acres)  
LOCATION: The property is located only 32 kms from Cassilis, 70kms to Mudgee and 4 hours to Sydney.  
IMPROVEMENTS: 'Summer Hill' • Original 6 Bedroom Timber Homestead with 1 living room, lounge room dressing room, sleep out and kitchen with a large AGA. Veranda on the northern and southern side of the house • Garden shed / Tack room • Southern cross Aluminium tank • 2 x Lysaght silos • 3 x Nelson cone silos • Three machinery sheds 2 x (33m x 11m) and 1 x (13m x 11m) • Cattle yards of steel and timber construction • 5 Stand shearing shed and yards • Pump at river filling a tank system which gravity feeds to a trough system • Second electric pump located at a large dam which fills the same tank system and gravity feeds to the same trough system  
'Rosedale' • 3 Bedroom home with the master bedroom having an ensuite and WIR, large living room with slow combustion fireplace & A/c. Kitchen, Bathroom and verandas on the northern and southern sides of the home. • New shed 24m x 10m with 4 open bays and 2 bays enclosed with a concrete floor and mezzanine. Plus 2 poly tanks • 6 silos • 1 x Machinery shed • 1 x Hayshed • Steel cattle yards with a capacity of approx 1000 head • Diesel pump on river supplying a tank system which gravity feeds to troughs  
COUNTRY: • The country ranges from the Munmurra river to gently undulating grazing country with select tree coverage to more open farming areas graduating to Summer Hill • The soils vary from heavy basalt to lighter basalt soils and sections of lighter sandy loams. • Native pastures, Rye and clover throughout the property • Trees on the properties include box, iron bark, gums, sheoaks and kurrajong.  
STOCK: • The owner estimates a carrying capacity of 800 - 1000 Breeders. Currently running 800 trade cattle  
FENCING: • The property is subdivided into 40 main paddocks • All the fencing is in good stock proof condition  
WATER: • approx 13.6km Frontage to the Munmurra River • Trough system throughout the property • 34 Dams • Average rainfall of 620mm or approx 25"  
SERVICES: Power, Landline telephone and mobile reception  
Please contact the selling agents to arrange a private inspection  
Hamish Firth ☎ - Ray White Rural Scene ☎0499 881 585  
Chris Malone ☎ - Elders NSW ☎☎0401 968 447