

4590 Brackendale Road, Nowendoc, NSW 2354



Other For Sale

Tuesday, 19 March 2024

4590 Brackendale Road, Nowendoc, NSW 2354

Bedrooms: 4

Bathrooms: 2

Parkings: 4

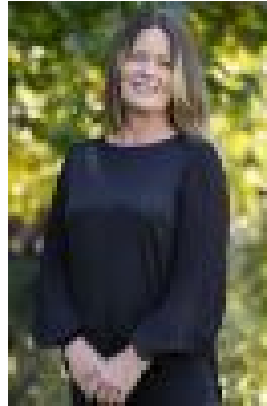
Area: 971 m2

Type: Other



Rob Young

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Dee Braithwaite

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Auction (Unless Sold Prior)

Eastern Hills is a highly productive commercial scale property located in one of NSW's prime livestock fattening areas in the incredibly sought after Walcha district. With year-round high rainfall and secure on farm water sources this is a magnificently set up investment with the ability to run a quality herd. Over 971 hectares the property features a mix of cultivation country with creek flats rising to undulating grazing with native grasses, improved perennial and clover pastures and timbered ridgelines. The productive predominantly red basalt soils and high rainfall promote strong seasonal feed growth capable of supporting a herd of 750 cows plus progeny. Diversification can be the key to success in agriculture and Eastern Hills can support any combination of beef, lamb or wool production - with irrigated cropping as well. Top quality infrastructure is already in place to support an enterprise of this scale, with the cattle stock yards and drafting pens set up to hold 500 head. The adjoining undercover sheep yards and shearing shed are also well designed to support easy stock handling. Fencing supports either beef or sheep production with significant amounts of fencing replaced in recent years and a laneway system installed to enable more efficient stock handling. The large 3-bay machinery shed comes complete with 500 tonne coolroom storage and a self-contained two-bedroom flat. Water security is one of the prime assets of this property with double frontage to two permanent creeks, 18 paddock dams and a 100 megalitre catchment dam that gravity feed troughs and hydrants throughout the property, with the potential to support a centre pivot irrigator. The fully renovated 3-bedroom home has expansive views overlooking the property and is set among well-established gardens and a spacious stone outdoor entertaining space and fireplace. With a newly refurbished kitchen, ensuite and bathroom, Eastern Hills homestead is ready to move into and enjoy. A study can be converted to a fourth bedroom, as there is ample family space in the open plan kitchen, living and dining area and separate formal living room. With the majority of the livestock and machinery infrastructure upgraded in the last seven years, this is a high-class investment opportunity in the prized New England region, that offers water security, mixed pastures for feed security and a well set up paddock operation to run a flexible enterprise based on seasonal and market variability. Properties of this class and scale rarely come on the market in such a fertile location - less than 20 kilometres to the nearest village of Nowendoc and only 40 kilometres from the rural hub of Walcha. Capitalise on this opportunity to create your own commercial legacy - Eastern Hills is the whole package thanks to its premier location, mixed pastures, secure water and well established infrastructure.

LAND* 971.12 HA (2,399.69 acres)* Rising from creek flats through to grazing hills and timbered ridgelines * Soils, productive soils comprising predominantly red basalt soils * Pastures, featuring native perennial grasses and clover pastures **WATER*** Water is sourced from 1.15 kilometres of dual frontage to the permanent Uriamukki and Back Creeks, with other spring fed tributaries* 18 dams and a 100 megalitre catchment dam.* The dam supplies water through 200 millimetre pipelines (3.6* kilometers) that gravity feed to three connected water troughs.* Additionally water is supplied to 62 millimetre polythene pipeline (3.5* kilometres), which services several hydrants and various other paddocks, **FENCING*** Significant fencing development over the last seven years, 18 klm of new boundary fencing * 3.15 Klm of internal laneway systems. **MACHINERY SHED*** Three-bay machinery shed* Features 500 tonne coolroom storage* Self-contained two-bedroom flat * Steel frame, metal cladding and concrete floor* 880 square metres **LIVESTOCK*** Owner estimates 12,700 DSE **SHEARING SHED AND SHEEP YARDS*** Two-stand raised board shed* Steel frame and metal cladding with earth floor 25 x 20 metres* Sheep yards constructed of steel rails **Undercover*** Located adjacent to cattle yards, joining the shearing shed **CATTLE YARDS*** Steel rails and posts* Ramage Engineering crush with overhead weigh cells* Loading ramp* Hard surface working area* 500* head capacity* Water connected **RESIDENCE*** Weatherboard construction* Three-double bedrooms* Two-bathrooms* Study or fourth bedroom* Open-plan kitchen/lounge/dining room* Additional formal lounge room* Entertaining area* Carport for four vehicles* Set on an elevated position with land and water views over the Property in magnificent grounds of sweeping lawns, garden beds and mature trees **LOCATION*** 42 Klm from Walcha,* 77 Klm from Tamworth* 280 Klm from Sydney CBD **Inspections strictly by appointment. For a full information memorandum or to arrange a private viewing please contact Rob Young 0488 007 880, Dee Braithwaite 0458 206 063 or Greg Wall 0427 887 429** **Disclaimer:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document. *Approx