

**5309 Thunderbolts Way, Abington, NSW 2350**



**Mixed Farming For Sale**

Wednesday, 17 April 2024

5309 Thunderbolts Way, Abington, NSW 2350

Area: 2237 m2

Type: Mixed Farming



Andrew Starr  
0428792466

**\$16,000,000**

Comprising 2237HA (5527.6AC), on numerous freehold titles, the gently undulating topography lends itself to further improvement through pasture cropping. Current management have recently finished planting (Feb 2024) approximately 400 acres of modern perennial pasture species + clovers over sown with annual oats. Held by the current family since 1986 the country has benefited from regular fertiliser inputs where single super has been applied at a rate of 125 kg/ha. Equally capable of turning off heavy weight weaners or backgrounding "Glanmire" is serviced by sturdy working infrastructure, including steel Wean design cattle yards, a three bedroom cottage, 5 stand woolshed, and two sets of sheep yards. There are many potential building sites to locate a homestead, if required, allowing the individual owner to design and build a home custom made to fit their own requirements. Good country and good water are often referred to as the key requirements for livestock production and "Glanmire" is the perfect example of these two features working in combination. With the Gwydir River providing a sizable portion of the boundary and Two Mile Creek transecting the arable and well grassed paddocks, plus a bore and dams with substantial scale, livestock are never far from feed and water. With an estimated level of production at approximately 16,000 DSE or a self replacing beef herd of approximately 900 cows, Glanmire is a proven performer. The property offers a desirable gently undulating terrain with a high percentage of productive arable land. Efficiencies in management are provided with the properties regular shape, 30 main paddocks and a central laneway linking to the stockyards. Glanmire is offered for genuine sale and presents an opportunity for those seeking grazing scale with reliable levels of production and secure water for livestock.