

**570 Lindon Road, Balala, NSW 2358**



**Sold Mixed Farming**

Wednesday, 29 November 2023

570 Lindon Road, Balala, NSW 2358

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1695 m2**

**Type: Mixed Farming**



Lachlan Cullen

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## Contact agent

'Lindon' 1,695.86ha\* (4,190.58ac\*) 570 Lindon Road, Balala NSW After 43 years of tenure, the vendor's have made the decision to move on and are offering 'Lindon' for genuine sale. Situated approximately 22 km from Uralla, 46 km to Armidale and 112 km to Tamworth, 'Lindon' is well situated to take advantage of any livestock markets. In years past 'Lindon' has been at the pinnacle of livestock production consistently turning off prime grass, fattened weaners in the cattle market and heavy lambs into the major processes. 'Lindon' is well known for producing a high standard of superfine, Merino wool. Presentation of the infrastructure cannot be overstated with the main residence being a standout. This five bedroom Homestead has been much loved with intricate details, including the Conservatory and formal dining hall built with stone & timber sourced from the property. There are five bedrooms, two sitting rooms, plus a country style kitchen. The home is complete with European style lofts, winery and studio, undercover car parking with internal cool room. A magnificent house yard completes the residence with mature deciduous trees and manicured garden planted to capture all seasons. The second home, being the managers residence is finished to a high standard. The three bedroom, open plan home with polished timber floors, office, two bathrooms and large veranda is also set amongst mature trees & gardens. Working infrastructure includes a three stand electric shearing shed with large weather shedding, timber and steel sheepyards. A near new set of cattle yards complete with undercover vet crush, V bugle race with platform, separate calf cradle and race, round yard and four troughed holding paddocks adjoining the yards. Shedding is excellent with a four bay gravel floored 16m x 7.5m & a six bay concrete floor 22m x 7.6m with a 7.5 x 7.5 lock-up workshop, large hay shed and numerous outbuildings. Two silos, 35t and 50t plus overhead fuel storage. Water is a feature of 'Lindon'. There are 21 earthen dams with many being spring fed, two registered bores (one equipped) and access to the reliable Honeysuckle Creek and Morses Creek. A reticulation system is in place and serviced from the large springfed house dam. The property is well fenced and subdivided into 30 paddocks allowing for a rotational grazing system. Soil is predominantly granite, with a mixture of both improved and native grasses which have benefited from regular fertiliser applications from the on farm agricultural airstrip. Timber species include Yellow Box, Apple Box and Stringybark. The sale of 'Lindon' represents a great opportunity to secure a large scale property in the New England with a proven record, and the capacity to further increase production.