

704 Fassifern Road, Armidale, NSW 2350



Sold Livestock

Wednesday, 11 October 2023

704 Fassifern Road, Armidale, NSW 2350

Bedrooms: 4

Bathrooms: 2

Area: 2390 m2

Type: Livestock



Graham MacDougall

Range: \$14,835,000 - \$17,250,000

MacDougall Rural Property is pleased to present "Fassifern", a property long held in high regard throughout the New England region of New South Wales. The property has an area of 2,390* hectares (5,907 acres). The southern boundary is 2 kilometres north of the Wollomombi village. With 154 years of single-family ownership of the original holding, the offering to the market of "Fassifern" is the quintessential "rare opportunity". Location "Fassifern" is located 50 km east of Armidale and 130 km west of Coff's Harbour. This in turn is about midway between Sydney and Brisbane. Armidale is the major commercial, education and cultural hub of New England. There are several public and private schools, the University of New England and a TAFE college. Several beef cattle societies have their headquarters at Armidale. The airport supports several commercial flights daily to Sydney and a daily service to Brisbane. Ownership The original holding, "Fassifern", was purchased by Donald Cameron in 1869. Over the ensuing years, the property has expanded to what it is today. The property has well-supported six generations of the family through all variations of season and commodity markets. Enterprises "Fassifern" has been producing wool since 1869. The breeding of the current bloodlines commenced in the 1980's and now average 18 microns with ewes cutting 5.5kg and wethers 7kg at 2 years old. Airlie and Greenway rams have been used for the last 20 years. Hereford cattle breeding was established in the 1950's followed by the introduction of Angus cross cattle in the 1970's. Topography & Soils Being near the headwaters of the Macleay River Catchment Area, "Fassifern's" landscape is largely shaped by watercourses. In the east, Maiden Creek and its tributary gullies create sheltered valleys. Here you'll find fine granite soils and spring-fed dams. Moving westward, the landscape generally opens up, but still has valuable sheltered areas between ridges and along the Chandler and Wollomombi Rivers and Bindleys Creek. Native timber species include yellow box, grey box, peppermint and stringybark. Pasture Management Improved pasture species were introduced in 1950's, coinciding with regular application by air of superphosphate. From 1990 to 2018 mineral rock phosphate fertilisers were applied. Rotational grazing was introduced in 2008 utilising original paddocks. Several paddocks have since been split and water reticulation added to increase stock density and lengthen rest periods. This practice has increased ground cover and pasture quality/quantity with a quicker response to rainfall improving ecology and production and making effective use of the long-term fertiliser history. Natural Water "Fassifern" is truly blessed with natural water. There are 7.8 kilometres of frontage (much of this double frontage) to the Chandler River. 4 km of Maiden Creek forms the eastern and part of the southern boundary, with traditional "give and take" arrangements assuring practical access with about 1.8 km double frontage. On the western side of the property, the Wollomombi River runs along about 8 km of boundary and has 4.5 km of frontage and has Bindleys Creek and several gullies running into it. Water Reticulation 6 spring-fed dams are located throughout "Fassifern", in addition to catchment dams. There are 4 spring-fed gullies and creeks. In addition, three extensive water reticulation networks are in place with tanks and troughs strategically located. The eastern side of the Chandler is fed from the river via a 480-volt pump. The western system utilises water pumped from the Wollomombi River and gravity-fed from a spring-fed dam located in a high gully. Whilst these components are currently separate sub-systems, they are designed to be connected if required. Operational Infrastructure "Fassifern" is well supported by quality operational infrastructure, including: 3 sets of cattle yards, each with loading access 3 sets of sheep yards (1 at wool shed) 4-stand woolshed Weather shed (2,000 woolly sheep capacity) Machinery shed 2 hay sheds Shearers' quarters (9 rooms) Shearers' Kitchen Shearers' shower block (LPG hot water system) 2 25 tonne grain silos Fassifern pump - Auto start/stop Mono electric km pipeline; 7 troughs connected Coninside pump - Auto start/stop mono electric 2 km pipeline, 150,000 litre tank Applecross - gravity feed system with 3.5 km pipeline feeding 9 troughs Housing Infrastructure There are two main dwellings and one station-hand cottage on "Fassifern". 4 bedroom weatherboard "Fassifern" homestead Modern kitchen Dining room Lounge room Study 2 bathrooms Verandahs Established garden Tennis court (not in use) 5 bedroom brick veneer "Applecross" homestead Modern kitchen Dining room Lounge room Study 2 bathrooms Tennis court (not in use) 5 bedroom station hand's cottage Sale Process "Fassifern" is being offered for sale by private treaty. Please note that the adjoining property, "Inverinate" is being marketed concurrently but separately by MacDougall Rural Property. If aggregated, the combined holding would have an area of 3,964 hectares (9,795 acres). For further details or to arrange an inspection of "Fassifern", please contact Graham MacDougall on 0412 220 302. -The above information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.