

"Austral Park" 4035 Monaro Highway, Steeple Flat, NSW 2631

Mixed Farming For Sale

Wednesday, 7 February 2024

"Austral Park" 4035 Monaro Highway, Steeple Flat, NSW 2631

Bedrooms: 4

Bathrooms: 1

Area: 410 m2

Type: Mixed Farming



Maddy Kirshner
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Aaron Mackay

Online Auction - 12th March 2024

• Approximately 410.24 hectares or 1,013.72 acres. • Located about 45km from Cooma, 80km to the coast and Bombala at an altitude of around 1,110m almost at the top of the escarpment. • Predominantly granite derived soils with some small scattered seams of transitional basalt. Mostly native pastures with some clover present. • An estimated 40% of arable or open grazable country and approximately 60% of timbered country. • Stock proof boundary fences with some 8km of recently built fences. • Timber includes Alpine Gum, Messmate, Scribbly Gum, Banksia and Tea Tree. • Fenced into 10 paddocks, a secure water supply via 7 dams, several springs plus an unnamed creek. • Historically carrying 350 ewes plus followers and 250 wethers, owner estimates 30-40 cows plus calves without sheep or equivalent. • Circa 1920s 4-bedroom home, 1 farm shed (approx. 7m x 10m) plus 4 small sheds or garages, 2 stand woolshed, 2 x steel sheep yards, chook house and fully fenced chook yard. • Zoning RU1 primary production, dual occupancy permissible under the current LEP, minimum lot size allowed for subdivision 80 hectares subject to all relevant approvals of course. Agents Comments: The sale of "Austral Park" presents an excellent opportunity to acquire a sound parcel of grazing and bushland with a secure water supply in one of the Monaro's higher rainfall areas with sound basic infrastructure in place. Mains power and phonenumber, satellite internet and mobile reception as well as 4KW solar back to grid. All this in a convenient location within similar driving distances to mountains and beach alike. Don't hesitate and call our sales team now!