

# "Boloco Station" 6378 The Snowy River Way, Dalgety, NSW 2628

**Sold Mixed Farming**

Wednesday, 28 February 2024

"Boloco Station" 6378 The Snowy River Way, Dalgety, NSW 2628

**Bedrooms: 10**

**Bathrooms: 6**

**Area: 1613 m2**

**Type: Mixed Farming**



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## Contact agent

• Approximately 1,613.65 hectares or 3,988 acres. • Located conveniently along the Snowy River Way, some 17kms southeast of Jindabyne. • Currently fenced into 43 paddocks with approximately 75% of the boundary fencing exclusion fence, erected recently, as well as some 6kms of new internal fencing. • Some 42 dams and two creeks including more than 7kms of Beloka Creek, a main tributary to the Snowy River, ensuring secure water supply all round. • Topography: creek flats, gently undulating rolling hills to some steeper terrain to the west, northwest. • Soils ranging from granite to shale with some heavy alluvial soils present along creek flats. • Desirable eastern fall offering ample shelter for livestock during the colder times of year. • “Boloco Station” has traditionally run approximately 2,800 ewes plus followers, 500 replacement sheep as well as 80 cows plus calves. Currently carrying 2,100 ewes plus lambs, 650 hoggets plus 500 replacement sheep as well as rams. • Pastures currently: About 300 hectares of older pastures, 200 hectares of young pastures including phalaris, cocksfoot, rye grass and three types of clover. Some 80 hectares of lucerne, 75 hectares mixture of rape and oats, 80 hectares triticale, 45 hectares blackbutt oats, and 16 hectares of manning wheat. • Woolshed, 4 stand, excellent steel sheep yards, steel cattle yards with crush, 2 hay sheds, 3 machinery sheds plus workshop, 4 silos, blacksmith shop with old forge plus old horse stable, tack room complete the picture on the grazing and farming enterprise side of things. • Accommodation and Tourism: Offering 3 comfortable houses including circa 1900’s main homestead, original settlers’ cottage circa 1870 plus shearers quarters with both settlers cottage and shearers quarters currently serving as much sought after tourist accommodation. • 100,000 litre inground rainwater tank, chook pen, dog run and greenhouse. • The park like grounds include a tennis court, inground heated pool as well as covered alfresco entertaining area with pizza oven. Agents Comments: “Boloco Station” is a true icon in the Snowy Mountains as well as the Monaro. The property had originally been held in the same family for some 140 years. Our current vendors have been custodians of “Boloco Station” for the past decade or so and have taken the grazing and farming operation to the next level by not only improving the land, soils, immediate infrastructure around yards, sheds etc as well as renewing some 75% of the boundary fencing and replacing it with exclusion fencing and therefore positioning themselves once again to increase the carrying capacity. Also wishing to carry on the customary hospitality on “Boloco Station”, our vendors have established a highly respected farm stay and accommodation business! Now it’s your turn to carry on the legacy with a lot of the hard work done, this is your opportunity to become “Boloco Stations” next custodian! To book your own private inspection contact our sales team now!