

Glen Alpine Station 583 Glen Alpine Road, Werris Creek, NSW 2341



Other For Sale

Friday, 14 June 2024

Glen Alpine Station 583 Glen Alpine Road, Werris Creek, NSW 2341

Bedrooms: 14

Bathrooms: 4

Area: 3855 m2

Type: Other



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EOI | Closing 5pm, 25th July 2024

'Glen Alpine Station' 3,855 Hectares | 9,525 Acres* situated 35 minutes to Tamworth City Rural Sales Australia, in conjunction with Davidson Cameron and Co are pleased to offer for sale Glen Alpine Station, a substantial and exceptionally well-appointed mixed cropping and grazing holding on the Eastern fringe of the highly regarded Liverpool Plains region. Located in a picturesque and secluded valley, Glen Alpine Station is one of the largest contiguous land holdings in close proximity to the burgeoning major regional centre of Tamworth. Location: 50 km Tamworth, 48 km Australian Equine and Livestock Events Centre, 6 km Werris Creek, 25 km Quirindi and 384 km to Sydney Agricultural Land use: Approximately 1214 hectares / 3000 acres is currently dryland cropping / grazing with the balance a mixture of open and timbered grazing. Enterprise: Currently used for and ideally suited to the growing of winter and summer crops and forages. A cattle breeding, backgrounding and fattening program dominates the livestock program. Topography: Undulating arable land through to undulating slightly timbered grazing and areas of steeper timbered hills. There are numerous sheltered valleys throughout the grazing portion of the property. Timber: Predominantly box country (white, yellow, apple), red gum, kurrajong. Some pine and numerous species in the timbered hills. Soils: Heavy black basalt through to brown, black-brown and red-brown earths. Pastures: Native perennial pastures and legumes appear extensively throughout the grazing areas. Evidence of older stands of improved pastures. Water: Very secure stock water from 6 bores supplying an extensive reticulated network of tanks and troughs. The semi-permanent Werris and Chinamen's creeks wind their way through the property and there are a number of dams in the catchment. Records indicate that the annual average rainfall is approximately 700mm or 28 inches. Improvements: Rural improvements suited to scale of operations. Large and numerous machinery shedding, large cattle yards and holding yards, sheep yards (repairable), workshops, hay sheds, fertiliser bunker and silo's, large separate office / board room and bathroom complex, shipping container complex, older stables and enclosed round yard. Accommodation: There are 4 x comfortable dwellings on the property with numerous outstanding homesites for your statement piece if so desired. The sale of the historic Glen Alpine Station Aggregation represents an opportunity rarely seen located so close to a major regional centre especially one with the infrastructure available in Tamworth including the Australian Equine and Livestock Events Centre (AELEC) Nestled in a beautiful valley environment and encased by the ancient hills of an extinct volcano, Glen Alpine Station is stacked full of potential ready to be restored to its former glory or taken in a different direction to a new future. Offered For Sale by way of Expressions Of Interest | Closing 5pm, 25th July 2024 (If not sold prior) To arrange your inspection or for a confidential discussion, please contact one of the exclusive selling agents. Inspect by appointment only Patrick Hurley - Rural Sales Australia 0427 487 539 patrick@ruralsalesaustralia.com.au Simon Burke - Davidson Cameron & Co 0427 634 341 sburke@dcco.com.au