

Ivanhoe Little Plains Road, Boorowa, NSW 2586



Sold Livestock

Friday, 5 January 2024

Ivanhoe Little Plains Road, Boorowa, NSW 2586

Area: 199 m2

Type: Livestock



Tim Corcoran
0407893935



Col Medway
0428481243

Contact agent

LAWD is pleased to present Ivanhoe (the Property), a proven grazing and mixed farming property, situated within the tightly held location of Boorowa. The Property covers a total area of 199* hectares (491* acres), of which 95* per cent is improved perennial pastures, renovated within the last five* years. This opportunity is the ideal asset for expanding enterprises or metropolitan investors seeking a rural lifestyle with genuine income earning capacity.

LOCATION Desirable location a short 15* minute drive east of Boorowa (15* kilometres), 52* kilometres north of Yass, 97* kilometres north of Canberra (ACT) and 270* kilometres south-west of Sydney (M5/M7 Junction).

IMPROVED PASTURES Approximately 95* per cent of the Property has been pasture improved since 2017. A vigorous pasture renovation program has been adopted over recent years converting native perennial pastureland to improved perennial pastures. A rotation of broad hectare cropping combined with regular soil testing and targeted fertiliser and liming applications provided the ideal platform to develop high performance perennial pastures such as Arrowleaf Clover, Cocksfoot, Phalaris, Lucerne and multiple sub clover varieties.

SCOPE OF CURRENT ENTERPRISE Ivanhoe is equally suited for all livestock and broad hectare cropping enterprises. Dual purpose cereals and canola formed part of the cropping rotation before the permanent pastures. The current enterprise is grazing focussed and encompasses 1,300* medium-large frame Merino ewes producing fine micron wool and crossbred lambs. Ewes are joined in December, lambing commences in May. Lambs were weaned end July 2023, with the lambing percentage being 130* per cent (1,700* lambs). Shearing was completed end July this year. Regular program encompasses September weaning and shearing. Vendor estimates carrying capacity at 2,550* dry sheep equivalents (DSE).

RAINFALL AND WATER Ivanhoe is situated in a reliable rainfall zone, with a long-term annual average of 714.7* millimetres. The Property is well watered by 15* spring fed surface dams; along with Kenny's Creek and numerous natural watercourses.

TOPOGRAPGHY AND SOIL Ivanhoe is predominantly arable (95* per cent) and presents an attractive balance of land classes rising from the productive creek flats along Kenny's Creek to gently undulating slopes. Elevation only varies slightly from 589* above mean sea level (AMSL) at the front gate to 625* metres AMSL on the northern boundary. Soil types comprise of fertile Yellow Earths and Yellow Podzolic soils along the eastern boundary.

BUILD A HOME AND SUBDIVISION POTENTIAL Ivanhoe (the Property) provides investors with a unique opportunity to build their dream home on a rural holding. The Property offers numerous potential building sites, plus power is connected to main infrastructure hub. Subdividing the asset is a possibility with 11* certificates of title and the minimum lot size being 40* hectares.

WORKING IMPROVEMENTS- Large multi-purpose machinery / shearing shed (three stands), 600* under shed holding capacity - power connected- Steel sheep yards with large holding yards and loading ramp- All weather B-Double access- Multiple storage sheds

Ivanhoe is for sale by Private Treaty