

Littlebrook 1095 Highbank Lane, Berthong, NSW 2594



Sold Mixed Farming

Wednesday, 20 September 2023

Littlebrook 1095 Highbank Lane, Berthong, NSW 2594

Bedrooms: 5

Bathrooms: 2

Area: 475 m2

Type: Mixed Farming



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LAWD is pleased to present Littlebrook (the Property) for sale. A versatile and productive mixed farming opportunity situated in the renowned South West Slopes region of New South Wales, an area known for its productive soil types and enviable climate. Key investment highlights include: Scale and Topography: Total area 457.7* hectares (1,131.0* acres), of which 335.0* hectares (73%) is considered arable. Topography is mainly undulating throughout with low lying granite tor hills. The reliable non-seasonal annual rainfall (697mm*) combined with the favourable elevation of 510* meters Above Mean Sea Level (AMSL) combines to provide an ideal climate for pasture and crop production. Soils: Productive soils comprise predominately red-brown earths throughout. Water: Water security offered by an integrated stock water system supported by a bore and double frontage to two creeks. Additional livestock water is supplied by multiple catchment dams. Current Enterprise: Providing an enviable versatility of enterprise through dryland cropping (grazing & grain crops), wool, lambs and beef. Littlebrook has been run in conjunction with the vendor's adjoining Property including a cattle finishing operation, alongside a self-replacing merino and first cross ewe flock. Depending on the area of grain only crop sown the vendor estimates the carrying capacity at 12.0* DSE/ha. Currently, 90* hectares have been sown to grazing crops (wheat, oats and canola), 150* hectares have been sown to grain only crops (canola and wheat), 95* hectares have been sown to improved perennial grass and clover pastures. The balance comprises a mix of native perennial grass and clover pastures. Operational Improvements: Fit-for-purpose operational improvements to support mixed farming enterprises include a new five bay machinery shed/workshop with associated accommodation (see description below), three stand shearing shed with adjoining Arrowquip steel sheep yards (1,500* head capacity) and steel cattle yards, with vet crush and loading ramp. Livestock and machinery movements are facilitated through the extensive laneway system. Accommodation: Multiple accommodation options for both owners and staff featuring the modern (circa 2019) country styled weatherboard homestead featuring five bedrooms, three bathrooms, open plan kitchen/living room and media room surrounded by sweeping verandas and outdoor hot tub/spa, set within established gardens and lawns. In addition, one bay of the machinery shed has been fitted out with a modern two level three bedroom, two bathroom unit with potential for expansion. Mains power is supplemented by the 10 kilowatt solar array located on the machinery shed. Location: Convenient location being 24* kilometres from Young, 120* kilometres from Yass, 181* kilometres from Canberra and 356* kilometres from the M5/M7 intersection, Sydney. *approximately