

"Makiwa" 568 Pandora Pass Rd Bundella Via, Quirindi, NSW 2343



Livestock For Sale

Tuesday, 30 April 2024

"Makiwa" 568 Pandora Pass Rd Bundella Via, Quirindi, NSW 2343

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1279 m2

Type: Livestock



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Guide \$5.6M - \$6.1M

"Makiwa" - Lovingly owned and operated by the Kuhn Family for over three decades, the property has undergone meticulous development, prioritising both profitability and land stewardship. Nestled in the southwest corner of the fertile Liverpool Plains "Makiwa" boasts premium basalt soils, a mild climate, and picturesque vistas. Its orientation not only enhances productivity but also offers breathtaking views from the tastefully refurbished homestead. Although the decision to part with "Makiwa" is not made lightly, the family will be moving on with the knowledge that they have faithfully tended to this beautiful property, ensuring it is poised and prepared for its next owners.

Location & Area: 1279 Ha (3,160 acres) "Makiwa" is 92 km West of Quirindi, 92 km South of Gunnedah, 35 km from Coolah, 92 Km from Coonabarabran and 130 km from the regional center of Tamworth.

Homestead: The "Makiwa" homestead has been renovated to offer a spacious open-plan living area with four bedrooms, two bathrooms, an office, and a laundry/mudroom, totaling approximately 410 square meters. Modern amenities such as ducted evaporative air conditioning, a slow combustion wood stove, and a large wood fire burner ensure year-round comfort. Situated amidst established trees, lawns, and gardens, the homestead provides a serene sanctuary. It features raised vegetable beds and an enclosed chook run allowing a self-sufficient lifestyle. Adjacent to the homestead is a two-car garage with a 6' x 6' coolroom. Enjoy sweeping vistas across the plains from both the house and northern-facing verandah.

Water: The property boasts a comprehensive water system providing stock water to all paddocks. The primary water source is a 24 ft well on Cox's Creek, equipped with a 600 gal/hr solar pump that supplies a staged system. An additional solar pump enables reticulation via a pipe and tank network across the property. This ensures efficient water distribution throughout.

Soils & Topography: "Makiwa" features basalt soils typical of the Liverpool Plains area and the surrounding foothills. These soils offer natural fertility and high water retention. Ranging from chocolate to black, the soil types provide adaptability to varying conditions. Regular applications of SF45 fertilizer and gypsum have been made over the current tenure, enhancing soil quality. The property's topography is generally gently sloping, rising to low hills. Sheltered valleys and a north easterly aspect create a highly suitable environment for livestock. Natural timbers, predominantly White Box, Apple Box, and Kurrajong, provide adequate shade and shelter.

Livestock: "Makiwa" has operated as a productive cattle and sheep grazing operation, involving breeding and fattening cattle, wool production, and sheep farming. The breeding herd primarily consists of Angus, based on Te Mania bloodlines, while Merino sheep are focused on prime lambs and wool production, in recent years the focus been mainly on the beef cattle operation. The farming country is strategically used for finishing steers or taking them to heavy feeder weights. The owners maximize flexibility by adjusting the balance of livestock according to market demands and seasons. The owners consider, if Makiwa were to be used purely as a cattle breeding and finishing enterprise, it could be capable of running approximately 360-380 cows, taking the steer portion up to 460kgs - 480kgs (feedlot weights) whilst retaining select heifers.

Farming Country: Approximately 350 acres are dedicated to the production of summer and winter fodder crops, with an additional 100 acres previously farmed. Various crops and pastures have been cultivated, including oats, winter wheat, forage sorghum, millet, lucerne, clover, and phalaris pastures.

Working Improvements: The property features solid livestock yards designed for efficient handling of both cattle & sheep. These yards include separate facilities where required, along with a timber loading ramp, covered area with scales, and an RPM crush for cattle. Fencing is maintained through a long-term rotational program using hinge joint and barb. The boundary fencing consists of mostly hinge joint with the remainder a 7-wire fence with 2 barb and 5 plain wires. Additionally, the property includes sheds such as a shearing shed with three stands, a weather shed for 1000 sheep, hayshed, silos, workshop/machinery shed, and 2 containers for storage and operational purposes. "Makiwa" presents a rare opportunity to acquire a first-class grazing property with impeccable improvements and a rich history of successful operation. From the meticulously renovated homestead to the efficient livestock handling facilities and productive country, every aspect of "Makiwa" reflects a commitment to excellence in rural living. Contact us for a copy of the Information Memorandum and to organise your inspection. *Note a selection of seasonal photos have been used for marketing purposes.