

**3243-3351 Trevallyn Road, Upper Horton, NSW
2347**



Mixed Farming For Sale

Sunday, 23 June 2024

3243-3351 Trevallyn Road, Upper Horton, NSW 2347

Area: 1415 m2

Type: Mixed Farming



Ed Wisemantel
0423070103

Auction

The Mandula and Berangwee aggregation comprises 3,497 acres of highly improved farming and grazing land. The property is well positioned just 35 km from Barraba and 120 km from the regional city of Tamworth. Ideally positioned east of Mount Kaputar and the Nandewar Ranges, delivering a reliable high annual rainfall of 870mm. An advantage of the properties location is the proximity and efficient access to a range of abattoirs and feedlots as well as the Tamworth Regional saleyards. The current owners have developed the property with a primary focus on productivity and sustainability. A commitment to rotational grazing, utilising days of pasture spelling to reduce overgrazing, promoting ground cover and longevity of pastures has been hugely successful. Management practices such as cover cropping, pasture cropping, planting multispecies crops and pastures have been utilised to improve soil organic matter. Water security is a stand out feature and a point of difference for the aggregation. Secure water for livestock is provided via multiple sources, there are four equipped solar bores and a purpose built large storage dam which feeds a reticulation system and a network of concrete troughs. Additional reserves of water can be utilised from the Horton River, two traversing creeks and numerous dams across the property. Overland flow is bolstered with the high average annual rainfall and positive influence of the close proximity to Mount Kaputar. The highly productive soils on the property range from alluvial river flats to heavy dark and grey loams. The long growing season and highly arable terrain has underpinned hay production, cropping and intensive grazing production. The soils have benefited from regular fertiliser inputs targeting Phosphorus, Sulphur and overall soil balance. A range of top dressing products has strategically included cow and chicken manure, rock phosphate, gypsum plus DAP when planting crops and pastures. The aggregation offers an inventory of structural improvements that are considered highly functional and efficient. There are two homes on the aggregation. The main home is positioned in a private setting on Mandula and offers a renovated five bedroom, two bathroom design. The second residence offers a three bedroom cottage located on Berangwee. The working improvements include a well designed set of steel cattle yards with an undercover vet crush, scales and working area with a capacity to hold approximately 300 head. The sheep yards are a modern steel panel design with a capacity of approximately 2500 head. The stockyards are fitted with trough water and offer reliable all weather access for b-double trucks. Further structural improvements include a recently completed four bay hay shed with approximately 700t of storage capacity, two silos with 160t of combined storage, a workshop and machinery shedding, stables, crutching shed and an agricultural airstrip. The fencing is in good order and is well maintained. The property is divided into numerous paddocks to facilitate a rotational grazing program. Areas planted to fodder crops and lucerne have been fenced with a Kiwi tech NZ design into smaller electric fence cells which successfully support intensive grazing production, feed utilisation and pasture management. A well designed laneway system connects most paddocks directly to the stock yards. With many unique features the sale of the Mandula / Berangwee aggregation presents a hard to find turnkey rural asset, an opportunity not to be missed. The property will be auctioned as a whole on Friday the 2nd of August.