

**926 Brackendale Road, Walcha, NSW 2354**



**Mixed Farming For Sale**

Wednesday, 19 June 2024

926 Brackendale Road, Walcha, NSW 2354

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 447 m2**

**Type: Mixed Farming**



Andrew Blomfield

## Expressions Of Interest

Pitt Sons have the pleasure in offering Summer Hill to the market for the first time in over 130 years. Located only 15km\* South of Walcha on the edge of the renowned Brackendale area, Summer Hill offers potential purchasers 447.2Hectares / 1105 Acres\* of quality grazing country. With its convenient location and Apsley River frontage, this block will make the perfect addition to any farm or make an ideal lifestyle block.

**Location:** Situated in the thriving New England Tablelands of NSW, Summer Hill is conveniently located, being only 15km\* to the township of Walcha via the Brackendale Rd. Distances to major centres: Armidale 78km\* Tamworth 105km\* Sydney 403km\* Brisbane 542km\*

**Accommodation:** There are two homes on the property. The main homestead consists of 4 bedrooms, 1 x bathroom, formal dining, living and kitchen. The home is a Victorian weatherboard home built circa 1890's with bullnose verandahs' and the added charm of bay windows. There were renovations done in the 1930's with a Federation touch which are evident with the pressed metal ceilings. This home is in need of some work and modernisation but its positioning in established gardens and trees surrounding the home give it great potential. The second home/cottage built circa 1930's consists of 3 bedrooms, 1 x bathroom, kitchen and lounge set in a small garden with carport. This home is also in need of some work.

**Sheds:** There is a 2 bay workshop alongside the woolshed with concrete flooring and power connected. The 4 bay machinery shed with attached skillion approx. 16x9m fully lockable with folding doors. A very good 2 bay hay shed approx. 12x9m with 3 enclosed sides and gates at the front. 2 stand electric wool shed, this shed is a piece of history with hand sawn round timber frame, carved timber slabs and tonnes of character. The woolshed has the capacity to shed approx. 200 woolly sheep.

**Fencing:** The property is divided up into 12 main paddocks with an additional 9 smaller paddocks around the sheds. The fencing is in good condition and predominantly hinge-joint and barbed wire.

**Yards:** There are 2 sets of steel and timber sheep yards, the main set located at the woolshed and a second set located at the centre of the northern portion of the property making both sets convenient to most paddocks.

**Water:** Summer Hill has some exceptional access to water with 2km frontage to the Apsley River which provides quality running water year-round. There is a bore equipped with electric pump which pressurises the water system to provide water to 13 troughs. The property also benefits from having 8 dams to provide stock water to most main paddocks.

**Pastures:** Most of the pastures on Summer Hill are native with a mixture of Microleana, Red Grass, Couch Grass and introduced White Clover. The owners have put out very little fertiliser in the past with the exception of some cropped paddocks.

**Carrying Capacity:** The vendor estimates the carrying capacity to be 4500DSE\* and is currently running 800 ewes & lambs of which all the lambs are fattened on the place by utilising Oats or Ryegrass crops. In addition to the sheep the vendor is currently running 30 cows & calves plus replacement heifers and runs the steers through to export weights.

**Rainfall:** We are advised that the annual rainfall records that have been kept on the farm for over 70 years show an average rainfall of 33 inches or 825mm\*.

**Titles:** Summer Hill is made up of 11\* separate titles giving opportunity for subdivision. (please confirm with local council any rules or restrictions in relation to subdivision of this portion)

**Rates:** The current local council rates are \$7044/yr\* and the LLS rates are \$1154/yr\*. (see attached annexure)

**Agent Remarks:** Summer Hill offers potential purchasers a parcel of land consisting of 447.2ha/1105ac\* in a very tightly held area of the New England Tablelands. With its reliable rainfall pattern, quality soils, excellent water availability Summer Hill can be developed into a wonderful property. Its locality is a bonus being only 10min to Walcha via sealed road and the ability to subdivide into smaller portions due to its existing 11\* separate titles.

**Sale Method:** The property is being offered for sale by way of Expressions of Interest closing Friday July 26th 2024. (If not sold prior)