

# Romani, Kingstown, NSW 2358



## Mixed Farming For Sale

Wednesday, 19 June 2024

Romani, Kingstown, NSW 2358

Bedrooms: 8

Bathrooms: 5

Parkings: 4

Area: 7403 m2

Type: Mixed Farming



Andrew Blomfield

## Expressions of Interest

**AREA:** Approximately 18,295 Acres – 7,4036.96 Hectares  
**LOCATION:** Romani is extremely well located just 67km to the regional hub of Armidale, 81km to the regional city of Tamworth, 489km Sydney and 534km to Brisbane.  
**SERVICES:** Armidale and Tamworth provide Romani with all necessary services including airports, schools, universities, trades, sheep and cattle saleyards. The property is also in close proximity to feedlots & processing plants.  
**MAIN HOMESTEAD:** The main homestead is well positioned in a large established garden with a tennis court and beautiful water views. The home offers 4 bedrooms, a media room + office, 3 bathrooms a mudroom and much more. The home boasts a very tastefully decorative style and has many home comforts such as ducted R/C air-conditioning, double-glazed windows and underfloor heating. This homestead will impress.  
**OTHER ACCOMODATION:** The second home offers 4 bedrooms plus office, ensuite to main, large open plan living and a wrap around verandah. All set-in established gardens and well suited as a managers residence. The staff accommodation consist of 3 bedrooms all with ensuites and a communal kitchen and entertainment room.  
**INFRASTRUCTURE:** Romani has had a sizable improvement project running which has seen a significant number of new fences constructed, a laneway system established and water infrastructure installed. Other facilities include machinery shed, hay shed, workshop, Clipex cattle yards, woolshed and 2 sets of steel sheep yards with each having 3,000 head capacity. There is also 2 new 600 tonne Twister silos.  
**SOILS AND PASTURES:** Romani has a mixture of productive soil types which are made up of fertile trap and granite soils. The property has had an extensive pasture improvement program and has a strong fertilizer history.  
**RAINFALL:** The district average rainfall is approximately 750mm per annum.  
**WATER:** Water is a feature of the property with 2km frontage to the McDonald/Namoi River. Stock water is pumped from the river to over 750,000 litre storage tanks that service the property trough system. Plus dams and running spring fed gullies.  
**CARRYING CAPACITY:** The vendor estimates the carrying capacity to be approximately 16,000 DSE. The current management system manages 5,000 Dorper ewes on an eight-month lambing cycle with all lambs being finished on pasture or grain.  
Romani is being offered by way of Expressions of Interest closing Friday 2nd August 2024 at 4pm if not sold prior. The property is to be offered as a whole or in 3 separate blocks below:  
Romani – Approximately 7289 Acres – 2950 Hectares  
Pretty Gully – Approximately 2797 Acres – 1,132 Hectares  
Bald Rock – Approximately 8,208 Acres – 3,322 Hectares  
For further information, inspection or a copy of the Information Memorandum please contact the selling agent.  
Contact: Andrew Blomfield 0428 667 402