

1922 Peelwood Road, Laggan, NSW, 2583



Rural For Sale

Tuesday, 24 September 2024

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Type: Rural

Hazeldean

LAWD is pleased to present Hazeldean (the Property) for sale. A well-managed and highly productive livestock grazing enterprise located in the sought-after Southern Tablelands region of New South Wales.

Key Investment Highlights:

Area: 777.50* hectares (1,921.32* acres)

Scale: Operational scale of 7,650 DSE* dry sheep equivalents (DSE). History of carrying 3,000* merino ewes joined to terminal sires in a store lamb production system combined with 150* cows in a weaner production system.

Flexibility of Enterprise: Providing the best of livestock grazing flexibility with multiple enterprises such as store lamb, fine wool and cattle production, being equally suited to any combination.

Topography: Picturesque undulating landscape including 665.7* hectares (97.2%*) of open and 19.3* hectares (2.8%*) of timbered grazing land.

Pastures: Carrying capacity is supported by 460* hectares of phalaris and clover pastures with the balance microlaena and danthonia perennial native grass and clover pastures

Water: Securely watered by 1.3* kilometres double frontage to Phils River and 2.7* kilometres single frontage to Berrells Creek, 25* dams supported by a reticulated water system.

Improvements: Superior operational improvements to support the livestock enterprise include a four stand shearing shed and steel sheep yards combined with a set of outpost sheep and cattle yards, various storage sheds and hay/machinery sheds.

Accommodation: The historic but fully renovated four-bedroom Hazeldean homestead provides the best conveniences for modern living and is set within mature gardens.

Management: Currently under long term contract management, providing an ideal add on enterprise for existing operators from outside the district, or rural holding for an investor.

Location: Conveniently located to Crookwell (33* kilometres), Goulburn (72* kilometres), Canberra (144* kilometres) and Sydney M5/M7 intersection (234* kilometres)

Agent's comments: "We are expecting Hazeldean to appeal to a wide range of buyers. The Property is currently under long term contract management providing management solutions for both out of district grazing enterprises looking for geographical diversity and investors seeking a turnkey hands-off rural investment. The vendor has had an acute focus on enhancing the profit producing capacity of the Property including significant investments in fertiliser, fencing and water enhancements as well as upgrading livestock handling facilities. The homestead has been fully renovated and retained for use by the vendor, with management living locally and not requiring accommodation, however it will pass any inspection for buyers wishing to reside at the Property full time." Col Medway

For Sale by Expression of Interest closing at 12pm (AEDT) Thursday 7 November 2024.

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