

# "Snowleigh" 310 Campbells Road, Bungarby, NSW 2630

## Mixed Farming For Sale

Sunday, 24 March 2024

"Snowleigh" 310 Campbells Road, Bungarby, NSW 2630

Area: 769 m2

Type: Mixed Farming



Nick Kirshner  
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Aaron Mackay

## Online Auction - 30th April 2024

• Approximately 769.869 hectares or 1902.384 acres. • Located about 40km South, Southeast of Dalgety, access via a council maintained gravel road • Bound by the Snowy River for some 3.5km along the entire western boundary. • Approximately 80% granite derived soils with the balance mostly consisting of transitional basalt derived soils. • Fenced in to 15 paddocks, watered by 15 troughs with the water pumped from the Snowy River to two holding tanks, reticulating back to the individual paddocks. Further secure water supply via an unnamed creek, spring fed dam as well as good general access to river for livestock, riparian access to river. • An estimated 45 acres of Lucerne, as well as some 60 acres spray fallowed, about to be sowed (seasonal conditions pending), 150 acres of rye grass. • Phalaris, sub clover and red clover scattered throughout, balance of pasture predominantly native. • Lightly timbered country in general, with one heavier timbered ridge to the northeast • Timber consisting of mostly apple gum, some manna gum, snow gum, black pine and black wattle. • Circa 1930's homestead, hasn't been lived in for about 4 years, established grounds. Mains power and phone line. • Small farm shed, crutching shed, two sheep yards, steel cattle yards. • Currently running 2100 wethers, 50 head of cattle, owner estimates 1800-2000 DSE on average. • Zone RU1, minimum lot size 40Ha under the present LEP. Agents Comments: "Snowleigh" has earned a reputation over the years for growing some outstanding wool as well as merino sheep, with some cattle thrown in the mix to ensure a minimum of three income streams and to assist with pasture management in general. The current LEP combined with the zoning, also allowing the astute investor and grazier some excellent possible long-term options. Don't hesitate and make an appointment to inspect "Snowleigh" before you miss out!