

"Spring Creek" 126 Brooks Road, Berridale, NSW 2628

Mixed Farming For Sale

Friday, 29 March 2024

"Spring Creek" 126 Brooks Road, Berridale, NSW 2628

Area: 346 m2

Type: Mixed Farming



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Aaron Mackay

Online Auction - 14th May 2024

• Located north-northeast of Berridale along Brooks Road, approximately 346.28 hectares or 855.67 acres of excellent Monaro grazing country. • Soils estimated to be around 65% granite derived and some 35% or so basalt derived. • Fenced into 21 paddocks, featuring 2 spring fed dams as well as a soak. Bound by Wullwye Creek along some of the southwestern boundary, thereafter Wullwye Creek transecting the property for around 1km or so. Spring Creek is the other creek transecting the property, this time east to west as well as parts of Spring Creek forming some of the northern boundary. Concrete water tank in an elevated position ensuring for ample water pressure in the house, around the yard, as well as supplying 11 troughs. • An estimated 50% of "Spring Creek" is currently deemed to be improved land, including two highly productive lucerne flats, with the remainder of improved land featuring phalaris, cocksfoot, white clover and red clover. The balance of the property currently mostly native vegetation with most of it having grown back after some improved pastures had run their course. • Improvements include a 1941 concrete block home, lived in until 2 years ago, 2 stand woolshed, ram shed, 2 machinery sheds, mains power, landline phone, mobile reception, steel sheep yards, steel cattle yards, 4 silos and 4 shelter sheds. • "Spring Creek" is currently carrying 450 ewes plus followers, 150 hoggets as well as 20 cows and calves. • "Spring Creek" falls into two different zonings under the current LEP, with an estimated 50% of the property to the west zoned R5 and the balance of the land to the east zoned RU1. Agents Comments: "Spring Creek" is a well established grazing property close to all amenities with good council road access not far from the highway. Historically, always extremely conservatively stocked. Some 70 or so acres of lucerne flats yielding high quality fodder reserves for the winter months or simply another income stream if sold, plus a further 60 or so acres of lucerne set aside to finish lambs on. The current zoning allowing some excellent alternative options for the astute purchaser looking to diversify. For more detail or your own private inspection contact our sales team now!