

# "Thoko" 995 Newline Road, Glen Allen, NSW 2631

## Mixed Farming For Sale

Sunday, 10 March 2024

"Thoko" 995 Newline Road, Glen Allen, NSW 2631

Area: 176 m2

Type: Mixed Farming



Nick Kirshner  
0416287829



Aaron Mackay

## Online Auction - 23rd April 2024

• Approximately 176.83 hectares or 436.96 acres. • Located about 45 minutes drive from Cooma as well as Bombala and 1 ½ hours to Tathra. • The perfect starter grazing or lifestyle block. • Predominantly basalt derived soils with a small amount of granite present. • Owner estimates 95% grazable, scattered gums throughout with an estimated 5% heavily timbered. • A healthy mixture of native vegetation, as well as clovers and ryegrass with a strong fertiliser history. • Infrastructure includes original 1840 cottage as well as 1888 main house comfortable enough to spend a few nights, mains power, internet and mobile reception. Workshop or shed surrounded by a small garden all forming part of the original homestead complex. • Second dwelling off grid originally built 1927 for one of the settlers sons and used in recent times as shearers or workers quarters when needed. • Functional two stand woolshed and steel sheep yards as well as excellent steel cattle yards with Q-catch crush. • Fenced in to six paddocks, six dams (three are spring fed), Black Spring Creek and the headwaters of the Undowa River ensuring a secure water supply. • Traditionally one of the Monaro's highest rainfall areas. Agents Comments: This is an excellent opportunity to acquire a small rural holding with a reputation for producing quality livestock over the years. Sound infrastructure in place, steeped in history reminiscent of times long gone. Don't hesitate and call our sales team now for your own private inspection!