

# Tombonda Munderoo-Ournie Road, Tumbarumba, NSW 2653

## Sold Mixed Farming

Friday, 1 March 2024

Tombonda Munderoo-Ournie Road, Tumbarumba, NSW 2653

Bedrooms: 4

Bathrooms: 2

Area: 128 m2

Type: Mixed Farming



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## Contact agent

LAWD is pleased to present Tombonda (the Property), a high rainfall grazing opportunity, situated in the highly productive and scenic Ournie Valley, within the Riverina region of New South Wales. Spanning 128\* hectares (316\* acres), Tombonda provides the opportunity for expanding enterprises or ideal rural lifestyle with genuine income earning capacity.

**LOCATION** Desirable location within the tightly held Ournie Valley, showcasing stunning views of the mountains and snowfields located in Kosciusko National Park. The Property is an easy 20\* minute commute via bitumen road south of Tumbarumba (29\* kilometres) and 8\* kilometres from the Murray River (Victorian border). Distances from key locations; 129\* kilometres – Wagga Wagga 130\* kilometres – Albury 137\* kilometres – Thredbo 284\* kilometres – Canberra CBD 458\* kilometres – Melbourne CBD 499\* kilometres – Sydney CBD

**TOPOGRAPHY & SOIL** Tombonda provides a productive balance of land classes rising from gently undulating creek flats along the Ournie Creek to the south, rising to hilly native grazing pastureland to the north. Soil types comprise of highly fertile brown podzolic soils along the creek lines rising to brown earths on the hills. Elevation rises from 378\* metres above mean sea level (AMSL) to 660\* metres AMSL.

**SCOPE OF CURRENT ENTERPRISE** Current enterprise encompasses an Angus cattle herd comprising 65\* cows with spring followers. Replacement cows are purchased, weaners are typically sold around 10\* months (380kg\*). The Property is equally suited to sheep or cattle enterprises.

**PASTURES** An estimated 30\* per cent of the Property has been developed to improved perennial pastures including Phalaris, rye grass and clovers. Fertiliser is intermittently applied, highlighting the opportunity to increase production.

**RAINFALL & WATER** Tombonda is situated in a high rainfall zone, with a long-term annual average of 979.5\* millimetres. The Property is well watered by the permanent Ournie Creek which runs parallel with the southern boundary, plus seven\* dams, including a large 15\* megalitre feature dam on the homestead. Livestock numbers have never been impacted due to water.

**ACCOMMODATION** The Tombonda homestead is positioned in a desirable location with views overlooking the property's large feature dam with water fountain and stunning views down the Ournie Valley. The weatherboard homestead features four\* bedrooms plus study and two bathrooms. Additional features include reverse cycle air conditioning unit, slow combustion heater and new hot water system. Adjacent to the homestead is a detached single bedroom guest house with kitchenette and slow combustion wood fire.

**WORKING IMPROVEMENTS** - ? Steel cattle yards with veterinary crush and loading ramp - ? Machinery shed / workshop - ? Hayshed

Tombonda is for sale by Private Treaty - \$2,850,000