

Tooma Road, Tooma, NSW 2642

Mixed Farming For Sale

Friday, 24 May 2024

Tooma Road, Tooma, NSW 2642

Area: 304 m2

Type: Mixed Farming



Sam Triggs



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Auction

Inglis Rural Property is pleased to present Gwendoline and Sandy Creek, a high quality mixed-farming property totalling 305* hectares (754* acres) located in the tightly held Upper Murray region of NSW. The Region is recognised for its reliable seasons and strong Spring pasture growth. BEEF CATTLE – PRIME LAMBS – CASH CROPPING Held by the same family since the mid 1800's (170* years). AREA 305* hectares (754* acres) across two titles LAND AND TOPOGRAPHY Fertile granite soil types ranging from level terrain to low slopes with approximately 75*% arable. Primarily cleared of timber with select established tree guards. Elevation ranges from 260*metres to 380*metres ASL. The property is operated commercially by professional tenants and boasts excellent perennial pastures along with high value pasture and canola seed rotation, Angus cattle and prime lamb production. Perennial pastures were largely renewed in 2009 with a mix of white and sub clover, perennial rye grass, cocksfoot and phalaris. CROP ROTATION In 2024, 73* hectares (180* acres) of winter cash crop has been sown. Versatile land type, the property is well-suited to a wide range of enterprises including fodder production, beef, prime lambs and/or cereal and cash cropping, small seeds production and livestock fattening. The region is renowned for its inherently high fertility and consistent seasonal reliability exhibiting high density stocking rates up to 18* - 20* DSE/Ha or 5,400* - 6,000* DSE or 280-300* breeding cows and calves. WATER Dual frontage to permanent Sandy Creek. The property is equipped with 21 surface dams of which many are springfed. SOIL AMELIORATION The property has enjoyed a regular fertilizer and lime program as part of the current crop rotation including: - 2022/23 – 40 tonne Single Super and 129 tonne lime - 2023/24 – 40 tonne Single Super Soil tests available on request. FENCING The property features excellent fencing with a significant portion of fencing renewed in 2009/2010 including laneways and fenced riparian zones and springfed creeks. The property is fenced into 24 paddocks. IMPROVEMENTS Outstanding set of modern Prattley steel cattle yards with race, head bale, loading ramp, central draft. Calf marking race & cradle. SALE DETAILS Offered for sale by Public Auction on Wednesday 3rd July 2024 at Albury