

'Rowleys Creek' Walcha, New England Region, NSW
Quality Offering, peak position – compelling investment opportunity!



Productivity + Viability meets Aesthetic Appeal and Inspiring Ambience



2825ac (1143ha) well established and cleverly developed with exceptional infrastructure for management efficiency.

Maximise your profit in this safe, reliable, high rainfall position!

Arguably the most sought after, fashionable rural enclave in the highly regarded New England area with proximity to Sydney that allows for ease of management as a stand alone, strong business operation whilst also fulfilling your dreams of recreational pursuits and priceless lifestyle potential.

This prized Eastern fall country offers a tremendous investment opportunity for an astute buyer looking for 'ready to go' infrastructure and improvements. Whether a seasoned pastoral operator or investor looking to enter the industry enjoy simple operation and management with versatility + utility for a range of agricultural enterprises in cattle and sheep and/or eco tourism pursuits.

It 'ticks all the boxes' as a justifiable investment.

Impress your accountant plus your family and friends.

Strong business potential and priceless lifestyle benefits – the Rowleys Gorge is inspirational, the Oxley Wild Rivers National Park and Rowleys Creek Gulf Nature Reserve assure privacy and adventure when looking to escape!

This is a truly special and appealing property in so many ways!

Accommodation - comfortable, updated, North facing, 4-bedroom home with living, separate dining and office, set in a truly majestic position to soak in exhilarating views. There is also secondary accommodation for guests with a recently converted woolshed offering excellent 3-bedroom accommodation, huge main room and bathroom.

Improvements - 2 large, steel machinery sheds (4 bay and 3 bay), large laneway system with gravel road for truck access, all steel cattle yards with covered crush & electric weigh scales, loading ramp & pound. 2 x steel sheep yards with concrete race & draft centrally located, easily handle 2000 sheep, worked 4500 lambs. 4 bay stable complex with automated watering system.

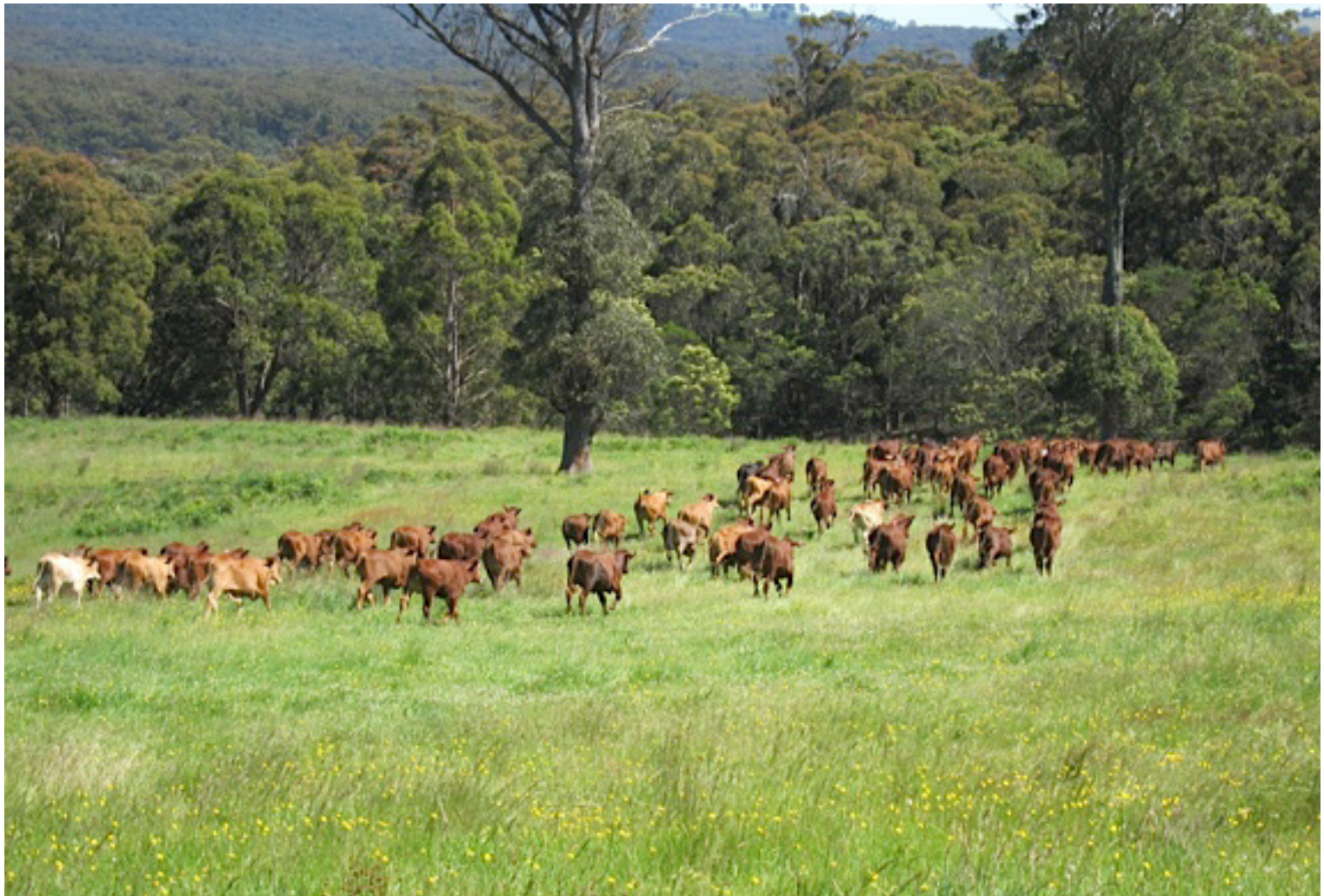
Rainfall - 37"/925mm

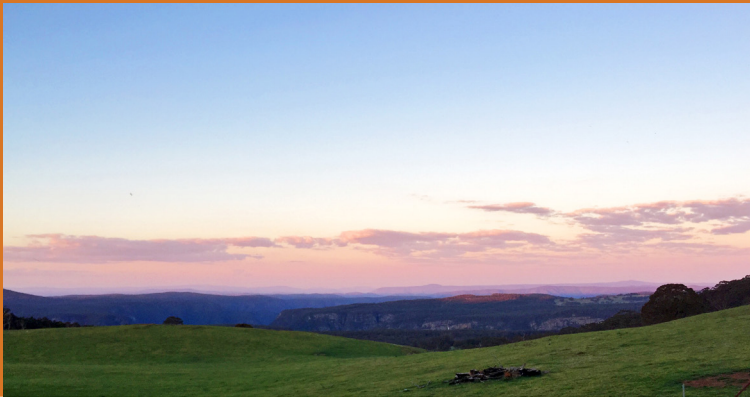
Land Use - Grazing, breeding, eco-tourism

Carrying Capacity - 700 cows & calves + replacements

Pastures - Large portion of the property is pasture improved with Fescue, Rye, Clovers & Herbs with annual fertilizer/manure application applied + additional lime

- 2825ac (1143ha) productive cattle and sheep country
- High rainfall, water security, pasture improved
- Highly desirable location
- Comfortable/updated 4 bedroom home – spectacular views
- Converted woolshed/3 bedroom guest quarters
- Numerous sheds, workshops, storage
- Covered steel cattle yards
- Efficient laneway system
- Large centrally located sheep yards
- Private airstrip suit twin and single engine aircraft





Soils - Red loams & trap soils

Airstrip - 850m purpose built gravel airstrip to suit twin-engine aircraft

Fencing/Subdivision - 33 paddocks, majority new fencing + large, effective laneway system. New boundary fence joining the National Park

Water - Extremely secure with large dams supplying all paddocks with 30 + dams, the accommodation also has a large amount of tank water storage

Vegetation - Stringybark, Messmate & Gums

REGIONAL FACILITIES

Nearest Town - Walcha just 35km

Nearest Major Centres - Tamworth 125km/Armidale 100km

Agricultural Facilities - Walcha offers merchandise outlets, sale yards, banks, engineering & mechanical services & supermarkets

Mail Service - 3 times weekly

Schools - Primary & Secondary schooling available in Walcha

LIVESTOCK

Cattle - 700 cows & calves + replacements. Running 12 DSE/ha with potential to run more and improve further.

GENERAL SUMMARY

2825ac (1143ha) of quality, highly improved eastern fall country with excellent infrastructure, high rainfall and excellent water. The property has had extensive work completed on fencing, laneways, yards & pastures over the past 10 years, with over 850ha of pasture-improved country.

The property has had a professionally managed, executed and extensive pasture renovation program in place with large amounts of pasture planted & fertiliser/manure applied annually.

Sub-divided into 33 paddocks & well watered with dams in each paddock the large, efficient laneway system has gravel road truck access.

With near new steel cattle yards the property is also well located for the sale of livestock, with several abattoirs and sale yards within close proximity making the marketing of your beef more economical and flexible.

This is a rare opportunity to secure a large-scale property in top working condition ready for you to hit the ground running!

Local and International Agent enquiries / referrals welcome.

Contact us for more and better particulars and specific details or to arrange inspection of this compelling rural property investment.

Overseas Investors may be eligible for the Significant Investment Visa Scheme. We can tailor your purchase to facilitate.

For Sale

By Expressions of Interest

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