



DELEGATE NSW 2633

PROGRESSIVE MIXED FARMING ENTERPRISE IN MONARO DISTRICT

1,100.36 hectares, 2,719.00 acres

"Weewalla" presents a very unique opportunity, as this property was first settled in the 1880's and has never before been listed for sale. This prime mixed farming enterprise is a must see for those seeking to acquire a renowned Monaro farm covering 2719 acres with scope for further improvement.

The country has extensive pasture improvement with a great fertilizer history and cropping program, that includes haymaking. It is subdivided into 20 paddocks with excellent fencing. Rainfall records date back to 1890 with the average boasting 630mm (25 inches).

Annual reliable production consists of fine-medium wool, prime lambs, cattle, hay and fodder crops. The pastures consist of cocksfoot, phalaris, fescue and rye with a long fertiliser history.

Improvements include:

TYPE: Sold

INTERNET ID: 19222225

AUCTION DETAILS

1:00pm, Wednesday July 25th, 2018. DELEGATE COUNTRY CLUB

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Tim Schofield
0428 526 733

- Main homestead has 3 bedrooms plus office, set amongst extensive gardens
- A Second 3-bedroom homestead
- 3 stand electric shearing shed with room to house 1100 wooly sheep
- 2 sets of sheep yards
- 1 set cattle yards
- Machinery shed
- Hay shed
- 3 silo
- Renovated shearers Quarters.

We recommend this outstanding property to you. Please contact us for immediate inspection.

- Land Area 2719 acres
- Bedrooms: 3
- Bathrooms: 2

PROPERTY OVERVIEW

Location details	DELEGATE
Rainfall Average	630 millimetres
Other Improvements	Machinery Shed, Workshop, Silos, Managers Accommodation, Shearing Shed, Other Housing
Yards	Sheep, Cattle, Other
Fencing	90% FENCING IS NEW TO EXCELLENT CONDITION AND 10% GOOD STOCK PROOF CONDITION.
Number of Paddocks	20

WATER/IRRIGATION

Water Supplies	Tanks, Springs, Dams, Creeks
Comments	BASED ON A NATURAL SUPPLY WHICH IS WELL SPREAD OVER THE PROPERTY VIA DAMS, CREEKS AND SPRINGS MAKING THE SYSTEM A SIMPLE AND MECHANICAL FREE SET UP.

REGIONAL FACILITIES

Nearest Regional Centre	COOMA
Distance from Centre	COOMA 130.00
Nearest Town	DELEGATE
Distance from Town	5.00 km
Agriculture	Saleyard, Abattoirs
Mail service	Several Weekly
Schools	Primary, Secondary

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession
Shire/District Council	SNOWY MONARO SHIRE

HOMESTEAD

Description	3 SPACIOUS BEDROOMS + OFFICE, 2 MODERN BATHROOMS, LARGE MODERN KITCHEN AND DINING AREA, SPACIOUS LOUNGE ROOM WITH WOOD HEATING AND NORTH FACING WINDOWS TO ENJOY THE WINTER SUN.
Construction	Weatherboard
Bedrooms	3
Bathrooms	2
Office	Office available

Livestock carried

Sheep, Cattle





