



The Spring 561 Mountain Valley Road, NEUREA, NSW 2820

Attractive and private prime grazing property.

498.90 hectares, 1,232.78 acres

'The Spring' is located some 14.5km from Wellington. It is accessed off the Mountain Valley Road or Catombal Creek Lane via Mitchell Highway. Tucked away it is very private with rich undulating creek flats rising to timbered hills.

There is approximately 200ha (500 acres) that has been cultivated.

The soils range from highly fertile creek loams to basalt types. The steeper timbered hills have a rocky basalt soil type. One of the attributes of 'The Springs' is that the topography provides protection of the pastures allowing longer, softer spring growth.

The property enjoys a 660mm (26 inch) rainfall average and is watered by some 6 dams, two of which are spring fed, they all enjoy an excellent catch due to the topography.

'The Spring' has a good body of feed on it and is known for its abundance of sub

TYPE: For Sale

INTERNET ID: 300P188548

SALE DETAILS

**EOI Closing 16th
December**

CONTACT DETAILS

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clovers. In the last 3 years 40kg of single super has been spread per acre. The results have been spectacular. The first year super was applied red clovers were introduced. The owner has also established 38 ha of Premier Digit and Rhodes grass.

A feature of the property is its fencing. There is 7.2 km of new exclusion fencing and some 10km of new hinge joint and top barb fencing. This has increased the productivity and contributed to the ease of management of the holding.

Improvements include a new 10m x 15m fully enclosed shed with eave height to 3.5 m. A 40 tonne cone bottom silo with blow in valves. There are 2 sets of near new cattle yards each with loading race, the main yards have a covered crush while the second set has a head bail. Please note there is no mains power to the shed.

The owner estimates they have run 75 cows and calves on 'The Spring', in addition to trade cattle when the season permits.

The property is equally suited to sheep. The new fencing has allowed the harvesting of goats when the opportunity presents.

'The Spring' is an ideal absentee property or those looking to bolt extra country onto to expand their existing operations.

We invite your inspection with the exclusive selling agents.

- Land Area 498.9 hectares







