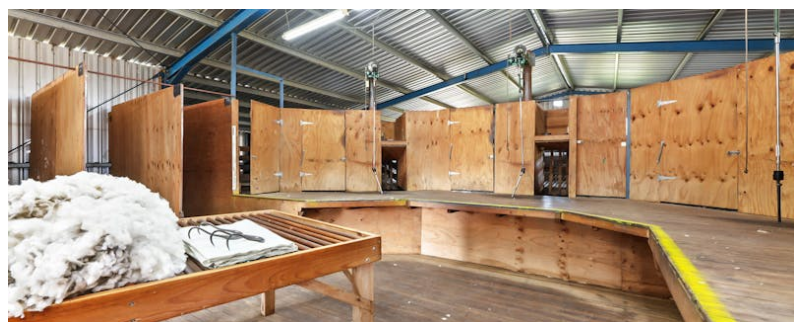




193 Lucernvale Road, YASS, NSW 2582

Quality land holding in prime location with a fixed income

318.54 hectares, 787.11 acres

Located just 5km from the welcoming township of Yass, lies a quality parcel of grazing land which incorporates substantial annual payments from an established Telstra, NBN & Optus tower leases.

Rolling soft tablelands and sweeping rural views make every corner of this farm picturesque. The property totals approximately (318.54 hectares /780 acres), with elevations from 650m to 820m.

The country has a great variation from fertile creek flats to rolling hills with a good soil base of alluvial loam, and granite soils. The balance of the country consists of natural seasonal pastures ideal for grazing. There is the potential of improving pasture growth with an application of future fertilization and introduced pastures. There is a good balance of timber on the property ensuring that livestock are not exposed during the winter months and offers plenty of shade in summer, this includes yellow box and red gum. At the time of listing, the property has a large body of feed.

TYPE: For Sale

INTERNET ID: 300P189302

SALE DETAILS

By Negotiation

CONTACT DETAILS

Sam Simpson
0413 996 971

WATER:

Water is one of the many features with 3km frontage to the permanent Manton creek, along with 5 dams that supply the property with ample water.

A reliable rainfall of 812mm or 32 Inches per annum.

PRODUCTION:

The property is currently operating as a sheep grazing business and is equally suitable for any combination, providing flexibility of enterprise.

The mix of sheep and some cattle has varied, but on average the property's carrying capacity is approx 2.5 DSE per acre.

This highly responsive country has a long track record of producing Merino wool & cattle.

PASTURES:

Pastures consist of native perennial grasses, subclover, phalaris, rye grass with beneficial annual grasses such as microlaena & kangaroo grass.

The property has comfortably supported 1500 Merino weathers.

IMPROVEMENTS:

There is high quality infrastructure which includes an impressive large 4 stand woolshed. The shed was built in 1987 and is 13m x 26m. It has the following features,

- Internal sheep yards with dual race.
- Raised board which makes for an easier work environment.
- Holds 400 full wool sheep.
- Experts room.
- 50 bale wool storage.
- 5000L water tank storage.
- Septic toilet.

There is a set of cattle yards located in the front of the property to assist in time management of cattle handling. It has a 30 head cattle capacity, a RPM crush, bail head & loading ramp. The property has been run as a mixed grazing sheep and cattle operation over the years. Good shedding and yards make for ideal working conditions, which in turn make it a relatively easy property to manage.

FENCING:

The property is fenced into 13 paddocks and fencing materials consist of mainly hinge joint and chicken netting. Boundary fencing is stock proof and is in average to good condition. Internal fencing is in average condition.

LOTS SIZES:

As this property has multiple lots, it can be bought in the following parcels.

The property can be sold as a whole

318.54 Ha/ 778 acres

76.74Ha/188 acres,

(Has towers on it) Can be sold by itself

These two lots can be sold together

107.94 Ha/264 acres

&

133.4 Ha/326 acres - (shearing shed block)

Total

240.8 Ha /590 acres

Or these two lots can be sold together,

107.94/ 264 acres

&

76.74 Ha/188 acres (tower block)

Total

184 Ha/452 acres

133.4Ha/ 326 acres

Can be sold by itself

(shearing shed block)

LOCATION:

Situated 5kms from Yass,

58km to Canberra,

83km to Goulburn and

265km to Sydney airport.

ACCESS

Sealed road access to Lucernvale Rd, then 1.5 km of dirt road to the property.

Easy and close access to all livestock markets & nearby town.

Full details on the Telstra, NBN, OPTUS tower payments is available to genuine parties.

This type of larger agricultural holding so close to town does not come up very often, as it is a tightly held area. This property has been in the family since 1936 and offers a great opportunity to anyone looking for a solid grazing holding.

- Land Area 318.54 hectares







