



## 1092 Camp Creek Road, ATHOLWOOD, NSW 2361

Affordable Grazing Property with Exceptional Infrastructure and Reliable Water Security

**2,038.00 hectares, 5,035.90 acres**

Stanhope, a grazing property located 26kms South of Texas, 132kms East of Goondiwindi and 212kms South Toowoomba.

Consisting of 2,038\*ha (5,036\*ac) of undulating to hilly granite and trap country with soil types ranging from sandy loam to granite and some traprock.

Stanhope was previously operated as a fine wool enterprise carrying 3500 to 4000 DSE and recently been operated as mixed grazing property running cattle and sheep with the vendor estimating stocking rates of 240cows. The property has been destocked and there is a decent body of dry feed. Currently running the neighbours cows on agistment.

Water security with an equipped solar bore pumping to 3 tanks and feeding 8 troughs. There is an estimated 5kms of frontage to the seasonal Camp Creek plus 15 dams. The average approximate rainfall is around 600\*mm per year.

**TYPE:** For Sale

**INTERNET ID:** 300P196193

**SALE DETAILS**

**\$2,600,000**

**CONTACT DETAILS**

**Inverell**

276 Byron Street  
INVERELL, NSW  
02 6722 2688

**Jaimie Pay**

0400 183 714

Fencing is in fair to good condition with 4kms new and refurbished. Consisting of hingjoint barb, plain wire and barb and old netting fences.

The property features a 4-bedroom brick home with an open plan living and dining area with wood heater and reverse cycle air conditioning. Undercover entertaining area featuring a bbq area and front verandah. There is also a 4kw solar system plus star link internet connection. Additionally, a 1 bedroom self contained cottage featuring bathroom, kitchen and full patio area with power and water connected.

Infrastructure includes a 4 stand steel shearing shed with an 18 x 11m undercover storage area, large workshop/car shed plus several smaller sheds. Steel cattle yards with crush and ramp, steel sheep yards with draft and an additional set of portable sheep yards located at the other end of the property.

An affordable grazing property with great infrastructure and water security. Call now for further particulars and to arrange an inspection.

- Land Area 2038 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>1</b>





