

"Arawa" 2388 Campfire Rd, Walcha, NSW 2354

\$7,500,000

Other 4 3



New England high country grazing. Ideal breeding or backgrou

"Arawa"
2338 Campfire Rd Walcha NSW
1473 Hectares - 3641 Acres

Open for Inspection
By Appointment.

Location:
Well situated 34 km to Walcha. 27 km to Woolbrook. 80 km to Tamworth. 95 Km to Armidale.

The Country:
A great variation of country from fertile creek flats to rolling hills leading into well sheltered mountains. The country has a good soil base of alluvial loam, basalt and trap. Approximately 30 Hectares / 75 Acres of improved pastures in the higher part of the property around the improvements. There is an approximate area of introduced Rye grass of some 267 Ha / 660 Acres. The balance of the country consists of natural seasonal pastures ideal for grazing. There is a good super history of single super spanning back over the years with the potential of improving pasture growth with an application of future fertilization and introduced pastures. Current management has always been very active on noxious and woody weeds control, ensuring the maximum potential for pasture growth. There is a good balance of timber on the property ensuring that livestock are not exposed during the winter months including Yellow and White box, Apple gum, Stringy bark and Kurrajong. At the time of listing the property has a large body of feed.

Water:
Water is one of the many features of Arawa. This country is renowned for its natural springs and crystal-clear creeks. Double frontage to Branch and Fairy ground creeks along with 58 dams of which many are spring fed. A reliable rainfall of 805mm / 32 Inch per annum. Tough system in place and 40,000 Gal of rainwater storage. 15,000 Gal of water storage for the troughs.

Agricultural Improvements:
Arawa is regarded as a relatively easy property to manage with very good fencing throughout, incorporating 20 paddocks and a laneway system. There is a set of cattle yards located in the centre of the property to assist in time management of cattle handling along with a second set higher up in the property for loading and unloading. The property has been run as a mixed grazing operation over the years of both sheep and cattle. An impressive large 4 stand woolshed is well placed with a quality set of steel sheep yards attached. A second smaller woolshed with yards used for crutching. Both the fine wool and cross bred lamb markets have

Listed By
Simon Burke

