

"Thirlmere 450 Bridges Rd, Gunnedah, NSW 2380

\$6,500,000

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"Thirlmere" - Centrally Located, Productive Grazing Property

"Thirlmere", a productive grazing property of 793.5 Ha (1961 Ac.), with a lot of the hard work done, but still has potential for further growth.

Centrally located, 31 km north of Gunnedah via Kelvin Road and 88km north-west of Tamworth. Both centres have key livestock markets.

A well-balanced property with improved pastures and native grasses & legumes.

Gently sloping to undulating property with a small hillock, consisting of red basalt "Kurrajong type" soils through to red loams, with some alluvial soils adjacent to creeks.

Remnant timber consisting of Kurrajong, White Box & Apple Box with some Cyprus Pine & Ironbark on the eastern edge.

Pastures - Winter improved pasture, 170 ha (approx.), consisting of Phalaris, Cocksfoot, Prairie & Broome grasses. Sub-tropical pastures, 60 ha (approx.) of Premier Digit. Improved pastures have a fertilizer history including this year. Balance of native grasses such as Red Grass, Plains Grass & Liverseed grass & native medics.

Water Infrastructure includes a fully integrated system, monitored by Farmbot Technology. System consists 2 bores equipped with solar submersible pumps (3500 L/Hr & 3000 L/Hr approx.) piped to 1 x 120KL & 1 x 77KL "Pioneer type" tanks & 2 x 22.5KL tanks located on southern & eastern ridges reticulating to troughs in most paddocks. The solar system is currently being upgraded, and a backup generator included.

Additionally, there are 8-10 dams.

Improvements include:

- Brick & tile 4 bedroom, 1 bathroom home, freshly painted & carpeted throughout
  - Workshop/Machinery Shed, 4 bay (24m x 8m approx.), concrete floor & power in 1 bay.
  - Woolshed 2 stand electric with adjacent sheep yards & small set cattle yards
  - Hayshed- older style 18m x 8m (approx.).
  - Farm sheds - several older-style farm sheds for storage
  - Main Cattle Yards -steel construction with CIA crush, curved race running off drafting pound, plus watered holding yards. Centrally located with laneway system, capacity 200-250 head (approx.)
  - Silos - 3 x 40 tonne, 2 elevated, one flat bottom
  - Fencing - Sub-division fencing 12-15km (approx.) renewed in the last 5 years, consisting of steel strainer assemblies, steel posts with 6 barbed wires. Boundary fencing a range from refurbished older style hinge-joint to new % barbed wire.
  - Some farm equipment (list provided) and includes Chamberlin Tractor with FE Loader, forks, post hole digger, Tip-truck, Feed-out bin, Feeders & Polypipe
- A productive property currently carrying 300 cows & 340 weaners, enough size to be a "stand alone" unit, a significant "add on"

Listed By

Sam Leys

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Open for Inspection

By Appointment.

