Ray White Tumut
42 Wynyard Street,
Tumut NSW 2720

Kimball Co Gocup Rd, Tumut, NSW 2720

$3,100,000

Other 2 1















KIMBALL COTTAGE/ SOUTH WEST SLOPES

AREA
150.15* hectares (371* acres).

Open for Inspection

By Appointment.

LOCATION
Kimball Cottage enjoys an attractive rural setting within the foothills of the Snowy Mountains, framed by the elevated Brindabella Range and surrounding high country. The property fronts sealed Gocup Road, approximately 10* kilometres north of Tumut and 26* kilometres south of Gundagai.

LAND
Kimball Cottage comprises largely cleared, gently undulating grazing and farming country featuring well-drained red-brown granite clay earths with high fertility and water-holding capacity, suited to fodder cropping and perennial pasture establishment.

Approximately 25* hectares of scattered native timber provides livestock shelter, while the balance is highly arable, offering scope for further fodder production and pasture development. An established pasture base of annual and perennial rye and clovers is supported by an ongoing soil-fertility program.

WATER
Abundant natural water is provided by nine dams, most of which are spring-fed and supported by strong natural catchments across the property. Kimball Cottage also enjoys frontage to Gocup Creek, with all grazing paddocks having access to a water source.

PRODUCTION
Kimball Cottage is operated primarily as an Angus and Simmental cattle breeding and fattening enterprise. Its developed pasture base, fodder-production capacity, and natural water provide flexibility to adjust livestock numbers and enterprise mix in response to seasonal and market conditions.

The property has an estimated carrying capacity of approximately 2,600* DSE, or equivalent to approximately 17* DSE/ha. The inherently fertile soils, reliable climate and improved pasture base have allowed well beyond this in better seasons, as is currently the case.

ACCOMMODATION
A well-maintained, older-style red-brick residence is positioned to capture an elevated outlook across the surrounding grazing country and native timber, providing

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.