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## LARGE SCALE CATTLE ENTERPRISE

### RANGERS VALLEY, NUNDLE

Rangers Valley has all the attributes of a top shelf property, it features scale, strong soils, safe water, excellent location, quality improvements and a reliable rainfall. Properties of this size and quality seldom reach the open market and the sale is an opportunity not to be missed.

**Sales Method:** Private Sale  
**Listing Number:** 0543  
**Price:** \$0.00  
**Property Type:** Grazing  
**Land Size:** Approximately 4,507 Acres ≈ 1,825 Hectares

**Situation:** Situated in a highly renowned district between Garoo and Nundle, the area is known as some of the state's premier grazing country. The property is 56km south east of Tamworth, 2.5 hours from Newcastle and around 4 hours north of Sydney.

**Country:** The soils are predominately basalt and the country is mainly soft sheltered rolling and undulating grazing through to some steeper areas, there is approximately 1000 acres that is arable and highly suited to forage crops and permanent pastures if desired. Overall very good quality.

**Water:** Very safe water from a long double frontage to the Goonoo Goonoo creek, spring fed gullies, 42 good dams (some spring fed) and 2 bores. The first bore (1200 gal/hr) has a petrol motor/generator and is equipped with an electric submersible pump, from there water is pumped to a header tank and is gravity fed to about 1/3 of the property. The second bore (800 gal/hr) is equipped with an electric submersible pump and services the paddocks around the home, the outside home water and surrounding buildings.

**Carrying Capacity:** With an annual super program the property is estimated to carry 1000 breeding cows, under current management it is running 800 cows and calves and approximately 300 - 400 weaners have been kept annually and grown out to heavier weights.

**Fencing:** Well fenced into 34 paddocks of varying sizes, the fencing ranges from near new to good stock proof condition.

**Improvements:** There are 3 homes with the main homestead being a large fully renovated country style double brick cement rendered 1903 home with high ceilings, 4 bedrooms, 2 large bathrooms, office/library, outstanding kitchen, 2 living areas, dining area and outdoor undercover entertaining deck. The home has been tastefully renovated and is finished with high quality fittings and materials. In addition to this there is a 5 bedroom weatherboard home and a 3 bedroom brick home. Working improvements include the new state of the art 500 head cattle yards with fully air operated crush and working area, numerous machinery/hay sheds, 3 silos, 2 woolsheds and a second set of cattle yards.



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