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## OUTSTANDING CATTLE BREEDING OR FATTENING COUNTRY

### BROOKSIDE, WALCHA

A top shelf property in a dress circle district, genuinely carries the numbers and stock perform very well (timber in background of photos is not in the property).

**Sales Method:** Private Sale  
**Listing Number:** 0538  
**Price:** \$4,300,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 1,962 Acres - 794 Hectares

**Situation:** 25km east of Walcha via the Oxley Highway, 45 minutes to Armidale and around 4 hrs from Sydney.

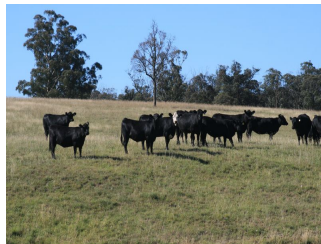
**Country:** Picturesque gently sloping arable country with not a bad acre on it. Approx 95% of the property is arable with the entire property having highly productive pastures sown on it. Only large shade and shelter timber remain on the property.

**Water:** Excellent water from 25 good dams and 4 named creeks and springs.

**Carrying Capacity:** Consistently carrying 700 heavy trade cattle under current management, previously carrying 450 cows producing heavy weaners, either way it will turn off prime cattle all year round.

**Fencing:** Very well fenced into numerous paddocks & all fencing is in above average condition.

**Improvements:** Comfortable well maintained 4 bedroom weatherboard home, 3 bay lock up shed with concrete floor, power and water plus large good quality cattle yards with modern crush etc.



**Disclaimer:** The above information has been supplied to us by the vendor . We do not accept responsibility to any person for its accuracy and do no more than pass this information on . Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate .