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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.