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## LARGE SCALE HIGH RAINFALL BREEDING OR FATTENING COUNTRY

### EULO, NIANGALA VIA WALCHA

Eulo is highly suited to either breeding or fattening of livestock, and with the beef industry about to enter its golden years now is your opportunity to secure a top grazing property with scale and upside. Eulo is offered for genuine sale to finalise a family partnership, inspect with confidence.

**Sales Method:** Auction  
**Listing Number:** 0575  
**Price:** \$0.00  
**Property Type:**  
**Land Size:** Approx 4,230 Acres - 1,711 Hectares

**Situation:** The property is approximately 50km south of Walcha, 8km east of the small village of Niangala, 82km from Tamworth, 2 hours drive from the NSW east coast via a major highway and 4.5 hours north of Sydney.

**Country:** The majority of Eulo ranges from level, slightly sloping and rolling arable areas through to soft open undulating grazing country. The soils are principally productive basalt and loams that are highly suited to a vast range of high performance permanent pastures.

**Water:** The water on Eulo is a feature with the property boasting over 8km of mostly double frontage to the permanent McDonald river and over 3.5km frontage to the permanent Smiths creek, this coupled with many very reliable dams that are mostly spring fed makes the water on Eulo as good as it gets. In addition to this there is an electric pump on the river that pumps to a 100,000 litre storage tank, from this tank water is supplied to the homes, gardens, sheds etc.

**Carrying Capacity:** The property is currently managed in conjunction with another holding and is used for breeding, trading and fattening of cattle and sheep. Management, pasture and fertilizer will dictate the carrying capacity but Eulo is heavy carrying country that is capable of carrying very large numbers of livestock.

**Fencing:** Eulo is very well fenced into 22 main paddocks plus holding yards around the livestock facilities, the main paddocks range in size from 20 Hectares to 190 Hectares. The fencing would best be described as excellent for a property of this size with the boundary fencing being outstanding. The fencing is suitable for both sheep and cattle.

**Improvements:** The property also has a three bedroom, one bathroom weatherboard and iron roof cottage that is currently used for staff accommodation. Working Improvements include steel cattle yards with crush and loading ramp, 2nd steel and timber cattle yards, 4 bay steel frame machinery shed, 4 stand electric equipped woolshed with steel yards.



**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.