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## LARGE SCALE NUNDLE PROPERTY

### KOOBAH, NUNDLE

A once in a lifetime opportunity to purchase a top shelf property with such a great reputation in such a highly desired location. Koobah has all the features with excellent improvements, highly productive soils, unlimited water, high rainfall and not to mention one of the most attractive and picturesque properties around.

**Sales Method:** Private Sale  
**Listing Number:** 0748  
**Price:** \$6,900,000.00  
**Property Type:**  
**Land Size:** Approx 5,308 Acres â 2,148 Hectares

**Situation:** Koobah is located in a tightly held dress circle area surrounded by well known properties and adjacent to the historic village of Nundle. Koobah is situated 60km South East of Tamworth and only 20 minutes off the New England highway. The property is a

**Country:** Extremely soft grazing country that has predominately red and black basalt soils with an estimated breakup as follows: - Approx 300 â 350 acres of highly fertile river flats suitable to irrigation and hay production. -Approx 1500 acres of arable land suitable for direct drilling of a mixture of pastures and forage crops. -Approx 2000 acres undulating grazing country -Approx 1500 acres of productive grazing hills. Overall the property is excellent quality grazing country.

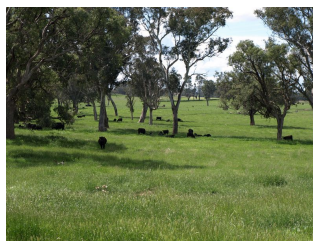
**Water:** Water is a feature of the property with around 7km of mostly double frontage to the Peel River, 3 spring fed creeks, 31 reliable dams some spring fed plus 2 bores equipped with solar units and submersible pumps with the main bore servicing a 50,000 gallon header tank and gravity fed water reticulation system.

**Irrigation:** The property has a 40 acre irrigation licence with a new pump setup currently being completed. There are underground mains through an area of the river flats.

**Carrying Capacity:** Estimated to carry 1000 cows and calves plus some opportunity fattening. The property is equally suited to breeding or fattening of cattle or sheep/lambs. It is currently used as a cattle breeding and fattening enterprise.

**Fencing:** Extremely well fenced with a large percentage being less than 5 years old and the balance being generally in very good condition. The property has a new extensive laneway system that services 2 sets of cattle yards & the weaner sale complex on the property.

**Improvements:** Other accommodation include a very comfortable fully renovated 3 bedroom 2 bathroom clad & iron home and shearer's quarters. WORKING IMPROVEMENTS include Large steel and timber cattle yards with under cover crush & calf cradle, Second set of modern steel cattle yards, 1000 head weaner sale complex, Large fully enclosed steel frame workshop with cement floor & power, Large steel frame bulk shed with cement floor, 6 bay steel frame machinery shed, 3 bay steel frame machinery shed, 2 bay steel frame machinery shed, 2 x large 5 bay steel frame haysheds, 5 stand electric equipped woolshed, -Silos equipped with feed mixing/hammer mill unit and feed out silo, Stables, Airstrip, Plus numerous other working improvements.



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