



Contact Scott Waters  
Phone: 0428 860 435  
Email: [scott@cwrural.com.au](mailto:scott@cwrural.com.au)

## LARGE SCALE, HIGHLY IMPROVED, DRESS CIRLE PROPERTY

### WOODBURN, WALCHA

Located in the renowned & tightly held Walcha district this picturesque & park-like property is one of the best, it has been fully renovated from end to end & is now one of the New England's most productive properties.

**Sales Method:** Private Sale  
**Listing Number:** 0744  
**Price:** \$9,300,000.00  
**Property Type:**  
**Land Size:** Approx 6,200 Acres - 2,509 Hectares

**Situation:** Located in a tightly held dress circle area surrounded by well known properties. 18km north of Walcha, 50km south of Armidale, only 20 minutes off the New England highway & just over an hour to Tamworth.

**Country:** Extremely soft & easily managed level to slightly sloping and undulating country that is approximately 90% arable. This property is highly suited to direct drilling of high performance pastures & does not have a bad acre on it. Overall the property is excellent quality for a holding of this size.

**Water:** 80 large dams (mostly new) & 6 equipped bores make the water extremely safe & low maintenance. The larger paddocks have up to 6 dams so that stock are never far from good fresh water. A bore equipped with an electric submersible pump feeds a header tank which services the stock yards, horse yards, weaning & holding yards plus sheds and garden water etc. There are also numerous other troughs throughout the property.

**Carrying Capacity:** Approximately 1500 cows & calves selling calves as weaners or 1200 cows & calves plus taking progeny through to 450 - 600kg range. The property is currently running 1200 cows & calves plus growing out the progeny to the above weights plus 40 bulls & 20 horses.

**Fencing:** Extremely well fenced with over 50 Kilometres of new all steel fencing with the balance being in very good condition. Has 40 main paddocks an extensive laneway system plus 8 weaning/holding paddocks. New fencing has been constructed from quality Waratah material with heavy duty handmade 16ft gates.

**Improvements:** Large new all steel RPM 700 head capacity cattle yards with fully covered working area that includes nu-matic crush, weigh box with scales & 5 way draft, calf race & marking cradle plus 8 holding/weaning yards. Second set of new 300 head RPM cattle yards with crush, calf cradle & loading ramp, new large 100 x 40 hay shed, large lockable workshop with cement floor, power & water, steel frame machinery shed, 8 stand raised board electric equipped woolshed with yards, 8 room shearers quarters, 4 stables & 4 large day yards. Overall the property has excellent improvements.



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