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## QUALITY PROPERTY WITH MANY OUTSTANDING FEATURES

### HILLSIDE PARK, WALCHA

An easily managed property with outstanding water and improvements. Hillside Park has had all the hard work done and money spent, it is heavy carrying country and is a property that you would be proud to own plus being great value per breeder area.

**Sales Method:** Private Sale  
**Listing Number:** 0731  
**Price:** \$2,950,000.00  
**Property Type:**  
**Land Size:** Approx 2,850 Acres - 1182 Hectares

**Situation:** 25km from Walcha and 60km from Tamworth via bitumen road

**Country:** Picturesque gently sloping arable to a small section of easily managed undulating country with not a bad acre on it. Approx 90% of the property is arable and only shade and shelter trees remain.

**Water:** Water is a feature of the property with 10km frontage to the permanent McDonald River, many dams, springs and reticulated water from 3 solar equipped set ups that service the yards, homes etc.

**Carrying Capacity:** Currently used as a beef breeding and fattening enterprise producing quality stock with good weight gains, estimated to comfortably carry 600 cows & calves.

**Fencing:** Very well fenced into 20 main paddocks plus holding yards. Fencing ranges from brand new to mainly very good and some older but solid sections.

**Improvements:** Excellent fully renovated country style main home, fully renovated second home. Both homes have been renovated in past year and have been done to a very high standard. New all steel cattle yards, large all steel machinery shed, 2 enclosed workshops, hayshed plus numerous sheds and farm buildings all in good condition.



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