



Woodlea Park

**639 Lachlan Valley Way, Bowning
Yass NSW**

Well situated, just 12km south of Yass and close to the Hume Highway, Woodlea Park is not only one of the few 1,670 ha (4,000 acre) plus holdings within a 3 hour radius of both Sydney and Canberra, but it is also a highly improved, productive and extremely well managed property. Comprising 1,678.2 hectares (4,146.8 acres) the property has been held by the current owners for close to 60 years. The property has only had two managers over the past 51 years - evident in the excellent presentation of Woodlea Park. Apart from its strong generic features, Woodlea Park has been extremely well developed and managed. It is conservatively rated to carry 5,000 crossbred ewes and 200 Angus breeding cows, at least 17,500 DSE - with the ability to increase these numbers. Approximately 75% of the property has been pasture improved with high performance prescribed pastures, leaving a balance of 25% of excellent native pastures – a mix allowing for availability of high value sustainable livestock feed over a full 12 month period. Key Features • Extremely well held by owners for nearly 60 years. • Its excellent location - approximately 10 minutes from Yass, 45 minutes from Canberra, 3 hours drive south of Sydney via the Hume Highway, 3 hours from the snowfields, and 2.5 hours from the coast and Batemans Bay. 10 minutes from the new South Eastern Livestock Exchange (SELX) • A property with size and scale - 1,678.2 ha (4,146.8 acres). • 75% regarded as fattening country with an excellent mixture of high performance pastures, balance well managed natives - approximately 400 ha top dressed annually. • Annual rainfall 28” – 30” (700-750mm) per annum – elevation to 586m ASL. • Outstanding water – large above ground dams in every paddock, an equipped bore and double frontage to permanent creek. • A harvestable water right of 119 MgL. • Conservatively rated to carry 17,500 DSE or just over 4 DSE per acre. • An outstanding crossbred flock of 4,260 1st X ewes (120% - 130% annual lambing) - producing up to 5,500 prime lambs per year, together with 190 - 200 Angus cows and calves, producing up to 180 yearling cattle for market annually. • Excellent cattle weight gains with steers producing annual gains of 1kg+ per day, rising to 1.4kg per day during the peak of the season. • Complete range of working improvements - 4 stand electric wool shed, 3 sets of sheep yards, 1 set of cattle yards, fodder and machinery shedding, and 80 tonne silo capacity. • Farm accommodation - 4 bedroom brick manager's residence and 2 staff/guest cottages.

CONTACT

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AGENCY

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AUCTION

Starts : Wed, 08/11/2017
Ends : Thu, 09/11/2017