

Prime lamb, wool and/or beef production

Price : SOLD

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- 450 hectares [1,112 acres] Breeding and Grazing production enterprise
- Attractive gently undulating country with capacity for further development
- Abundant water with frontage to Monkey Creek and 13 dams.
- Situated in the highly regarded and tightly held Golspie area.
- Comfortable home and additional cottage
- Machinery shed, utility shed, three stand shearing shed, sheep yards and silo.
- School bus to Crookwell, Laggan or Taralga, daily RMB mail
- Easy access to Sydney and/or Canberra via the M5 or Federal Highway



'Lagoon Hill' is well located in the Golspie district and enjoys a north/east aspect, main road frontage and a long give and take frontage to Monkey Creek. Rural property in the Golspie/Taralga district is highly regarded and tightly held and opportunities to acquire land in this area are limited.

Situated just 65km north of Goulburn and a comfortable 3 hour drive to Sydney, 'Lagoon Hill' is a quality small scale breeding and grazing enterprise which offers the potential of increased production capacity through further fertiliser application and pasture production.

Water is a feature of 'Lagoon Hill' with Monkey Creek forming part of the eastern boundary. In addition there are 13 dams watering the 20 paddocks. The average rainfall of the district is approximately 730mm.

Domestic water is supplied from fresh water tanks at the house, fitted with a pressure system supplying the house.

'Lagoon Hill' has a sound fertiliser history with the front portion of approximately 120 ha fronting Leighwood Road having been well fertilised in the past. All the improved country has been fertilised over the past 3 years with approximately 20 ton of fertiliser spread over 160 hectares every year.

Apart for the above, very little fertiliser has been applied in recent years creating an opportunity for immediate production uplift.

An area of approximately 70ha has been cropped or sown in the past. It is considered an area of approximately 100 ha would be suitable for direct drill pasture establishment.

Arable (all has been supered).....	140ha
Open cleared grazing (improved native pasture).....	95ha
Open cleared grazing (unimproved native pasture). 100ha	
Native Grazing (Light Timber).....	65 ha
Native Grazing (Heavy Timber)	50 ha

TOTAL450 hectares

The quality of the soils together with the permanent water, reliable rainfall and working improvements underpin the production capacity of the enterprise.

- The improvements are all in good condition and include:
- two bedroom main home, kitchen/dining room, lounge room/family room
 - three bedroom container/cottage
- Well maintained working infrastructure including:
- three stand timber framed shearing shed and annex
 - large steel framed utility shed
 - round horse working yard.

'Lagoon Hill' is scenically appealing with gently undulating low rolling hills rising from Monkey Creek.

Inspection recommended by contacting the selling agents.



Michael McCormack 0419 321 451
Phil Rourke 0418 667 659

Inspection by appointment only.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative

Property ID 2841814

**Schute Bell
Property**



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