

"TWELVE MILE"

1175 ACRES, 475.6 HECTARES
1929 NEW ENGLAND HIGHWAY VIA DUNDEE



AUCTION

FRIDAY 12TH MARCH, 2021
11AM Glen Innes & District Services Club
Offers considered prior to auction



Colin Say & Co. Pty Ltd

rma network.

Accredited Member

Situation:

1929 New England Highway Via Dundee great access from the old New England Highway. Situated just 1 hour south of the QLD border or 15 minutes to Glen Innes.

Country:

Open grazing with well fertilized native and improved pastures. Running to good stands of millable timber on steep to undulating topography (see maps).

Soil & Water:

Granite to trap rock grazing with clay based soils retaining moisture and responsive to annual fertilizer applications and enjoying the reliability of an 800-850mm summer dominant annual rainfall. With 18 dams and natural watercourses.



Stocking Capacity:

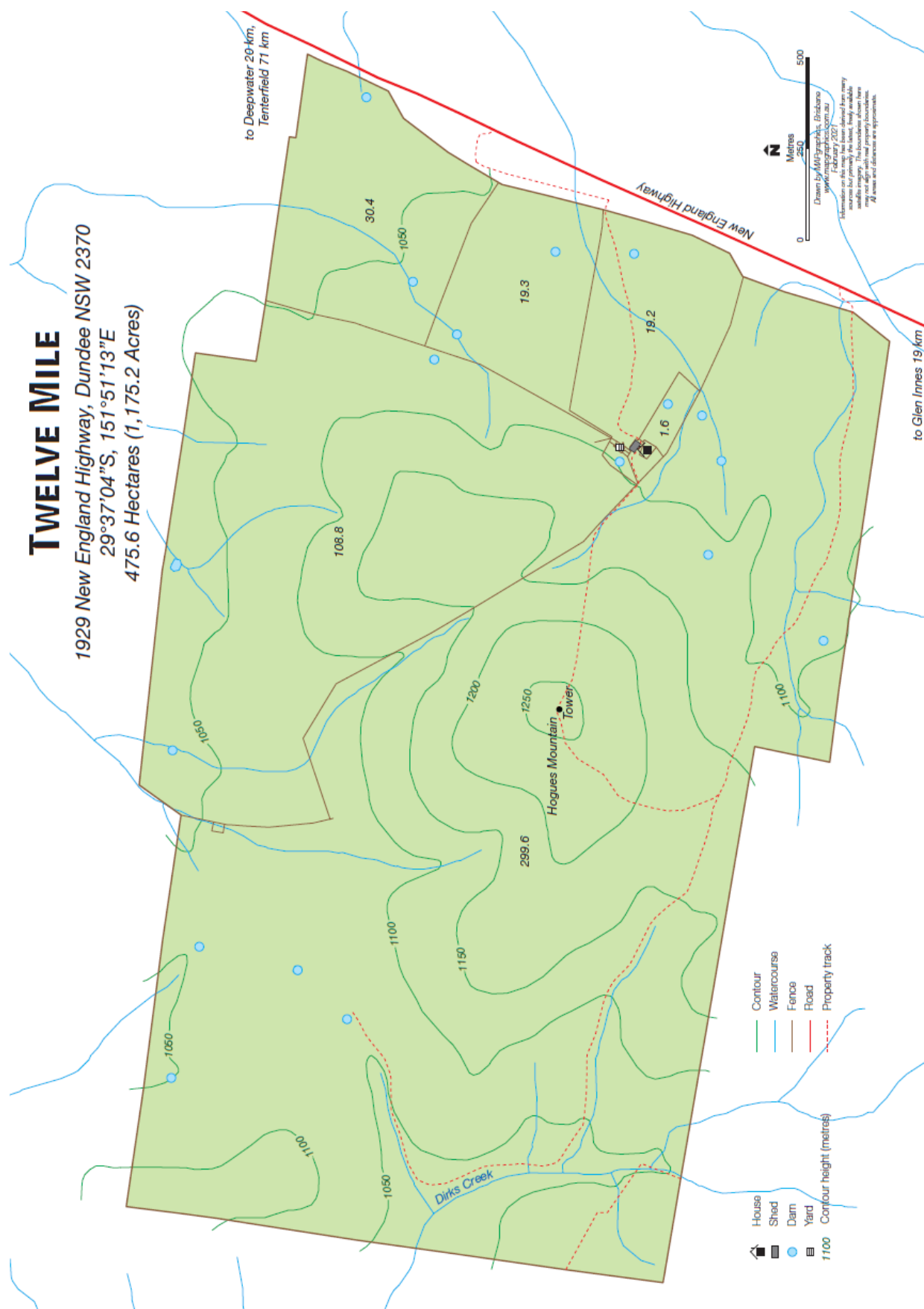
With access to hilly elevated grazing the property is equally suited to grazing of cattle, sheep and/or goats with the clean nature of the country growing outstanding wool or producing prime vealers. The stocking records support carrying capacity of 2500 DSE or cattle equivalent. A strong super history and large paddocks assist this. Alternatively, the "Twelve Mile" would support lines of grow out or replacement cattle.

TWELVE MILE

1929 New England Highway, Dundee NSW 2370

29°37'04"S, 151°51'13"E

475.6 Hectares (1,175.2 Acres)



Fencing & Subdivision:

Fenced to five main paddocks with further utilisation of timbered areas. Quality fencing for stock management with electric fencing for additional stock security.



Improvements:

A two bedroom cottage with a water tank. Solar, electric or gas connections. The surrounding garden and shedded areas are well fenced. A large 18m by 18m shed, cement flooring with 3 internal areas and sliding door access. Two water storage tanks for domestic use, a diesel generator and solar panels with battery storage. An extensive set of cattle yards with a Clipex crush, a weaning yard, a stable and tack room, running water and connected troughs ensure livestock handling works efficiently.





Agent Comment:

The Twelve Mile enjoys panoramic views of the Northern Tablelands with well placed improvements enjoying the protection from the south westerly winds. Excellent access to the New England highway yet the tranquillity of a bush resort. Enjoy the benefits of your own cabin with a working size property in a great location.



For inspection by appointment only contact:

Craig Thomas

Colin Say & Co Pty Ltd

118 Wentworth Street

Glen Innes NSW 2370

Phone: 02 6732 1266

Fax: 06 6732 4073

Mobile: 0428 669 500

Email: office@colinsay.com.au

Web: www.colinsay.com.au



rmanetwork.

Accredited Member

Disclaimer: The information in full and extract form has been furnished to us by the vendor of the property known as "Twelve Mile" We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy.

We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.