

BONNIE DOON



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49 ROTHERWOOD ROAD, LAKE BATHURST

Excellent opportunity to purchase over 271 hectares of flat, established farming country.

Situated 49 Rotherwood Road, Lake Bathurst and centrally located on the Southern Tablelands.

- Not over capitalised with unnecessary infrastructure.
- Extensive fertiliser history and weed control undertaking annually with lucerne stands and brassica crop ready for grazing.
- Consisting predominately of flat and arable sandy loam soils.
- All steel cattle and sheep yards with all-weathered access loading facilities.
- Fenced into 8 main paddocks with
- 2 holding paddocks adjoining stock yards.
- 2 fenced laneways for ease of livestock movement.
- Watered by 13 dams with all dams cleaned in summer 2019.
- All steel and high quality fencing comprising of hinge-joint topped with barb wire.
- Newly fenced and established native tree lanes on the Northern, Eastern boundaries as well as internal tree lane.
- Recent pasture improvements include 50 HA of lucerene and 23 Ha of brassica crop sown spring 2019. Balance consisting of improved pastures of clover, fescue and phalaris with some paddocks still native pasture.
- Lime and gypsum applied over the whole farm in the last 4 years with single super applied annually.
- Extensive weed control undertaking annually.
- Vendor indicates stocking rate of 7.3 DSE/Ha.
- Currently de-stocked.
- Approx annual rainfall 570mm.
- 30 Ha of adjoining crown land to increase grazing country to over 300 Ha.
- Low voltage power easement across property. Ideal for grid connection.
- Easy commuting to Goulburn, Canberra or Sydney.

ONLINE AUCTION

[Auctionplus.com.au](https://www.auctionplus.com.au)

11am, 14th May, 2020

All intending bidders are required to pre-register by Wednesday 13th May, 5pm AEDT.

If not sold prior.

All enquiries to:

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Nutrien Ag Solutions Goulburn



