

Stanifords



Area:
18,935ha (46,884ac) (including Yackarboon) - 2 titles

Location:
140km N/W of Lake Cargelligo, 140km north of Hillston, 20km off Kidman Way highway.

Country:
Generally undulating red loam, semi open box, pine, scattered kurrajong, rosewood, belah, redgum lined creek area. Growing a variety of natural herbage, copper burr, spear grass, crowfoot and trefoil, heavy carrying natural highly fertile grass country.

Cultivation:
728ha licenced. Further PVP to improve carrying capacity, being 3,671ha. Approx. 400ha has been pulled on 04/01/2021. Approx. 240ha of 4 paddock cultivation with 28ha being sown on 04/01/2021 to sorghum to graze off.

Water:
Well watered by 19 earth dams, some all fenced and positioned throughout the station. Approx. 7km of Thule Creek dispersing through east to west. A network of drain and natural water course flows servicing a purpose built surface dam (1958) with the capacity of approx. 120 MI when full and that can be used for small irrigation. A solar pump system from this dam to the house supplies and 3km of pipe line to the poly tank and troughs.

Fencing:
All steel fencing, 5 wire & barb, boundary is a portion of 7/90/30 hinge joint (approx. 20km). Divided into 14 grazing paddocks—4 being 7/90/30 hinge joint goat paddocks and 7 holding paddocks.

Improvements:
Comfortable homestead 1960 era, timber and iron, featuring 4 bedrooms, an office and lounge room, evaporative ducted air-conditioning, 6 x 8' built in cool room and front deck area. The property also includes a second 3 bedroom self contained cottage, plus a 1 bedroom self contained atco unit with a deck and 6 x 6m roof over

the top. 80' x 20 ft open front machinery shed, 80' x 40ft open front shed with a 20' x 10' workshop with cement flooring. 1x 22,000L poly rainwater tank, 20' x 30' storage shed, 12m x 12m new hay shed with a 22,000L poly tank. Shearing shed is a 4 stand individual electric MacLodge hyd wool press & wool table, 400 sheep undercover capacity, plus approx. 100 bales of wool. Steel panel & mesh sheep yards, 3-way draft handling 3,000—all in good condition. All steel cattle yards—head bale cement loading ramp, handling 180 heads with cooler paddock.

Second shearing shed a Yackarboon is a 4-stand equipped with 1x electric stand (now power), steel & mesh sheep yards—3-way draft all serviceable. All steel cattle yards—Stockpro crush and loading ramp are all as new and handles 180 heads. At Stanifords is a purpose built all steel panel goat yards—2-way draft, steel adjustable loading ramp & holding paddock.

Services:
Serviced by rural power/ plus 10kW solar system—25kVA transforcer, mobile & STD phone, internet, SAT TV, UHF base, mail twice weekly, 1,000m well maintained airstrip (N/ S adjacent to homestead). Well maintained service track & road throughout property, approx. 20km to Kidman Way highway via Merri Road.

Carrying Capacity:
LLS rated 6,600 DSE. Owner estimates 400 breeding cows equivalent. Seasonal farming, goat cash flow 600—800 hd p.a.

Rainfall:
Approx. 330mm p.a.

Agent's Remarks:
Stanifords was first taken up in 1948 as a soldiers settlers block by the current owner Roddie Forsyth's father, adding Yackarboon to the current holding in 1971. Stanifords and Yackarboon have been conservatively managed and improved over many years, displaying some of the best heavy carrying semi open grazing country in the Mount Hope area. A pleasure to inspect and a reward to own.

Online Auction via AuctionsPlus

4th March 2021 | 11am

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