

**179 Wyndham Lane, Toothdale, NSW, 2550**

**Rural For Sale**

Thursday, 31 October 2024

179 Wyndham Lane, Toothdale, NSW, 2550

Type: Rural



Sam Triggs



Hamish Cooke

## **Fairview**

Inglis Rural Property is pleased to present 'Fairview', a model farm totalling 142\* hectares, presenting in excellent condition in the renowned Bega Valley of NSW.

### **AREA**

142\* Hectares (350\* Acres).

### **LOCATION**

Situated 19\*km from Bega and 24\*km from Merimbula, 104\*km from Cooma and 220\*km from Canberra.

### **HOMESTEAD**

An original weatherboard homestead featuring a recent renovation throughout, with open plan living, 4 bedrooms and 2 bathrooms, set in an elevated position with a commanding northerly aspect overlooking the Bega Valley. Additional accommodation via the second residence.

### **PRODUCTION**

Operates as a productive beef enterprise under the present ownership. Current carrying capacity is estimated at 100\* breeding cows. Well suited to the existing cattle operation, alternatively, the property would also be suitable for prime lamb production, dual-purpose cash cropping, fodder/hay production, or any number of rural interests.

### **LAND & TOPOGRAPHY**

Versatile grazing and mixed farming country featuring gently undulating hills. Timber is mostly cleared with designated pine plantations and a retained portion of native trees suitable for livestock shelter. Soil types are decomposed granite loam soils with a high percentage of arability. The country is well suited to perennial pasture establishment, hay and livestock production.

### **PASTURE ESTABLISHMENT**

The cattle operation is underpinned by high performing pastures consisting of kikuyu, phalaris, cocksfoot, ryegrass, fescue and sub-clovers all supported by a strong history of fertiliser and lime application.

### **INFRASTRUCTURE & FENCING**

Improvements include a set of all-steel cattle yards and 2 newly installed sheds. Fencing has been replaced throughout the entire holding in the last 12 months, presenting in excellent stockproof condition.

### **EXCELLENT WATER**

2\* km of frontage to tributaries of Tylers Creek supported by a bore and reticulated water system along with 20\* spring fed and gravity catch dams.

### **SALE DETAILS**

'Fairview' is being offered for sale via Expressions of Interest closing Friday 13th December 2024 at 4.00pm AEDT.

Inspections by appointment only. Contact the market agents for further information.

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