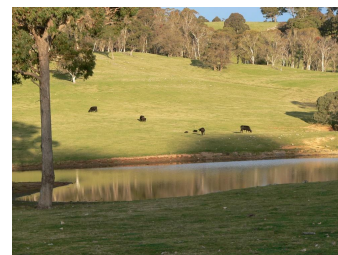


"Pitcalnie" Walcha

Thu May 2 2024



3 1 1 253ha/626Ac

SOLD AT AUCTION

"Pitcalnie" located in a well renowned area offers the very best of WALCHA COUNTRY. Offered for genuine sale due to retirement. Inspection highly recommended.

AREA	Predominantly steel ranging from hinge joint and plain in sound stock proof condition. Subdivided into 15 paddocks.
LOCATION	Approximately 48km south of Walcha, 85km south east of Tamworth and 12km from Niangala.
COUNTRY	Gently undulating to rolling hill country with an excellent blend of fertile red basalt to loam type soils.
PASTURE	Approximately 950-1000mm per annum.
WATER	Securely watered with McDonald River frontage, permanent creek plus 13 dams - mostly spring fed. The river supplies the homestead and improvement area.
FENCING	Well fenced into 12 paddocks suited to both sheep and cattle.
IMPROVEMENTS	A well-presented renovated 3 bedroom with the main offering an ensuite and walkin robe, office, large family and dining room, sunroom, well appointed kitchen with dishwasher. Other features include polished floors, French doors, wood and reverse cycle heating set in established gardens. 15m x 15m Steel Machinery Shed and Workshop, 3 Stand Electric Woolshed and Steel Yards, Steel Cattle Yards with crush and cradle.
PRODUCTIVITY	Currently running a quality breeding herd and turning steers off at 500kg annually.
REMARKS	"Pitcalnie" located in a well renowned area offers the very best of WALCHA COUNTRY. Offered for genuine sale due to retirement. Inspection highly recommended.