

SOLD - Mt Hope Coolah NSW

Mon May 6 2024



✚ 2681Ha (6624 Acres)

SOLD

Mt Hope is a well-established breeding and fattening property located in the renowned Coolah district and is being offered for genuine sale due to the owners retirement.

AREA	2681Ha (6624 Acres)
LOCATION	Mt Hope is located approx. 9km South-West of Coolah, 130km South-West of Gunnedah and approx. 385km North-West of Sydney.
COUNTRY	<p>The country varies from gently sloping to undulating basalt grazing country with an elevation of 470 to 750 metres above sea level. The plateau basalt country is a feature of Mt Hope and comprises a mixture of heavy black to heavy red soils, running to sandy loam in the lower areas.</p> <p>Mt Hope over the years has been well pasture improved and fertilised with the elevation and climate well suited to temperate pastures which are well established. Approx. 420ha (1037 Acres) of cultivation area if required. Timber species consist of Box, Kurrajong and Apple Gums.</p>
WATER	Mt Hope is extremely well watered with equipped bores pumping to elevated tanks supplying a trough system throughout the property along with 20 dams plus permanent and semi-permanent creeks and spring fed gullies.
FENCING	Mt Hope is subdivided into 22 main paddocks plus a range of smaller holding paddocks. The majority of the fencing has been recently renewed or replaced and is a mixture of hinge joint, netting, barb and plain wire with areas of electric fencing. Laneway systems provide ease of livestock movement.
IMPROVEMENTS	<p>Feedlot:</p> <p>A fully accredited 1,000 head feed lot with a number of good size feed pens and feeders. There is a full electric feed mixing plant which has a number of silos, augers and a grain rolling facility.</p> <p>Homestead:</p> <p>A feature of the property is the Mt Hope home. A 33sq brick home features 4 bedrooms plus office, 2 bathrooms, formal dining and lounge rooms, family room, well equipped kitchen with dishwasher, pantry and large laundry. Additional features include an open fire place in the lounge room, wood fire in the family room, fully carpeted throughout, solar power and hot water, walk-in cool room and detached separate office building and 2 car</p>

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accommodation. The Mt Hope home is set in established garden with scenic views over the district.

Improvements:

- 3 bedroom workmans cottage
- 40m x 15m lock-up machinery shed and workshop
- 15m x 20m woolshed currently used as a machinery shed
- 14m x 14m steel hayshed
- Mixing plant with roller mill, augers and 4 silos
- 1 x 100 ton, 2 x 40 ton, 1 x 30 ton
- Main set of steel cattle yards with 6 way draft, scales, crush and separate calf race and cradle, undercover work area, double deck loading ramp
- Second set of steel yards located in the centre of the property
- Third set of steel and timber yards located at the western end of the property

REMARKS

Expression of Interest now extended to Friday the 7th October 2016 due to wet weather.

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For further information and inspection contact the selling agents:

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