

"LOLOMA" Woolbrook NSW

Wed May 1 2024



✚ 812.4ha - 2007.4a

Price On Application.

An opportunity to purchase a blue ribbon holding, with an outstanding reputation in a highly desired location.

AREA	812.4ha - (2007.4 acres)
LOCATION	Ideally located just 60km East of the regional city of Tamworth, 80km South/West of Armidale, 38km West of the township of Walcha and 220km from Port Macquarie.
COUNTRY	Ranging from alluvial river flats, suited to hay production to gently undulating grazing country, which is mostly arable and suited to direct drill for pastures and grazing crops. Current management has implemented an annual pasture improvement program combined with fertilizer. Only shade and shelter timber remain on the property.
WATER	A feature of "Loloma" is the water security with approx. 5km of mostly double frontage to the permanent McDonald River running through the property together with 18 dams plus a equipped river pump supplying storage tanks which reticulate to a trough system and as well as the homestead and garden areas. On farm rainfall records have shown an average of 820mm (32.8") annually since 2006.
FENCING	"Loloma" is well fenced into 19 main paddocks plus holding yards. Suited to both sheep and cattle.
IMPROVEMENTS	Homestead - The centrepiece of "Loloma" is the main residence , which was completed in 2008. A grand country style home of approx. 746sqm. Well-designed consisting of 4 bedrooms with the large main offering an ensuite and 2 walk-in robes, 2 bedrooms have a connecting ensuite, ideal for guests. Large main bathroom, study, formal lounge area, family room and dining area, open plan kitchen with high end appliances, billiards room with bar, connecting garage for 3 plus cars. Additional features of this outstanding home include, underfloor heating in the kitchen and family room area, wood fire, large bay windows, outdoor entraining areas, wide verandah's.

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"Loloma" homestead is set in well-established gardens overlooking the McDonald river and with views over the property.

Cottage - A fully renovated 3 bedroom home which has been successfully run as a farm stay business.

Improvements -

- . 2 sets of steel cattle yards
- . 3 stand electric woolshed
- . 3 bay steel machinery shed
- . 2 haysheds
- . lock up workshop
- . 2 silos (60t & 30t)
- . horse yards & tack room
- . old shears quarters
- . chook house & dog runs

PRODUCTIVITY	"Loloma" is currently running a successful commercial cattle breeding and fattening enterprise and is equally suited sheep and lambs.
REMARKS	<p>An opportunity to purchase a blue ribbon holding with an outstanding reputation in a highly desired location.</p> <p>N.B. Photos from previous season</p>