

# 'Ukolan'

Tue Dec 3 2024



✦ 272.6ha / 676.6 Acre

**SOLD**

**SOLD - 'Ukolan' is an ideal fattening and breeding property with heavy caring capacity.**

AREA	272.6ha / 676.6 Acres
LOCATION	Approximately 20km from Manilla and 65km from Tamworth
COUNTRY	<p>The country ranges from approximately 320 Acres of fertile creek flats through to undulating and hilly grazing country. Approximately 400 acres arable if required, with approximately 40 acres currently sown to feed barley with the balance of the country mainly pasture improved with clover, rye, cocksfoot and Lucerne with a good fertilizing history. Shade timber throughout being Box, Apple Gum and Red Gum, plus tree lines established. Currently carrying a large body of quality feed.</p> <p>Rainfall: Manilla District average: 700mm / 28â€™â€™ Annually.</p>
WATER	Excellent water with 7km frontage to Halls Creek which has permanent water, 7 dams plus 4 equipped bores with solar and windmill systems serving a network of troughs with water into every paddock.
FENCING	Fencing is in good order with 13 main paddocks plus holding paddocks and laneways. The boundary is mainly constructed of netting and barb with hinge joint, plain, barb and electric internally. All gates swing.
IMPROVEMENTS	<p>The â€™Ukolanâ€™ home is a classic weatherboard and iron home built over 100 years ago. Four good size bedrooms, large lounge room with a wood heater, renovated kitchen with adjoining dining room, renovated bathroom and laundry. The home features high ceilings, timber panelling and pine timber floor boards. Adjoining the home is a double garage with a skillion.</p> <p>- 24mm x 9m steel machinery shed</p>

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- Steel Cattle yards with undercover crush and calf cradle.
- Storage sheds and steel hay shed.
- Silos.

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## PRODUCTIVITY

â€"Ukolanâ€™™ is currently running a quality stud and commercial breeding enterprise consistently running 160 to 180 breeders.

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## REMARKS

â€"Ukolanâ€™™ is a well-balanced breeding and fattening property with excellent water, fencing and pasture. Inspection highly recommended.