

## SOLD - "East View" Duri

Thu May 2 2024



✦ 385 HA - 951 Acres

SOLD

**"East View" offers the incoming owner one of the most outstanding properties of the district with breathtaking house sites over looking the property and district.**

AREA	385 HA - 951 acres
LOCATION	Well located with main road frontage, approximately 24km from the Regional City of Tamworth, 5km from the village of Duri and 390km from Sydney.
COUNTRY	"East View" is situated on the edge of the Peel Valley with an easterly aspect. The country ranges from slightly undulating through to low slopes on the western side of the property. Soil types are principally volcanic and range from black self mulching and chocolate through to red basalt type. Appropriate soil conservation work has been undertaken and maintained where necessary with roll over contours and waterways in place. A strategically managed timber program has been undertaken across "East View" leaving principally box, apple, and gum for shade and shelter as well as trees established along fence lines.
PASTURE	<p>An extensive pasture improvement program has been undertaken over the past 2 years overseen by on of the districts leading agronomists.</p> <p>A rotational cropping and pasture program includes:</p> <ul style="list-style-type: none"><li>*pasture rejuvenation</li><li>*deep ripping</li><li>*Discing and harrowing</li><li>*Summer and winter pasture crops including cow peas, forage sorghum, grazing oats</li><li>*Established sub tropical pasture, lucerne and improved natural pasture.</li></ul>

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Approximately 2,500 tonnes of feedlot manure has been spread across the property in conjunction with the pasture improvement program.

WATER	A completely new water system has been developed on "East View" over the last two years with over 3km of poly pipe installed supplying a 250,000 litre storage tank recirculating to 25 concrete troughs. The tank is serviced from both an equipped electric bore together with an equipped 6.5 megalitre storage dam. Approximately 12 dams of which 7 have been expanded.
FENCING	"East View" has undergone a major re-fencing program with the boundary fencing 90% refenced with hinge joint, barbed and electric. Internal fencing has also been 90% replaced with hinge joint, barbed and electric with double gate ways into most paddocks. A lane way system of over 2km ensures ease of stock movement which have been gravelled for all weather access. At this stage there are 11 main paddocks with gate ways established for a further 9 paddocks.
IMPROVEMENTS	<ul style="list-style-type: none"><li>*Steel cattle yards with under cover work area, vet room, crush and loading ramp.</li><li>*6 bay timber and iron machinery shed</li><li>*storage sheds</li><li>* 3 bedroom weatherboard and iron cottage with services connected in need of renovation.</li></ul>
PRODUCTIVITY	"East View" has been developed as a stud cattle breeding enterprise running an elite breeding herd, replacement females, weaner heifers and bulls, sale bulls plus sires. "East View" is suited to either stud or commercial breeding and fattening in conjunction with cropping.
REMARKS	<p>"East View" was purchased by the current owner approximately 2 years ago with the sole purpose to base the successful Ravensdale Poll Hereford Stud on a show case property with emphasis on pasture, water &amp; fencing. No expense has been spared in the development to date. The stud has now been relocated to Southern NSW due to business commitments. "East View" offers the incoming owner one of the most outstanding properties of the district with breathtaking house sites overlooking the property and district.</p>

Inspection: By Appointment

Conjunction Agent: Paul Dooley Pty Ltd Tamworth