

Wandeen's productivity focus

OUTSTANDING South West Slopes property Wandeen (pictured) has been in the Nicholls family for the past 120 years.

Covering 2057 hectares (5082 acres), the highly productive property has been under the excellent management of its current owners, George and Geoff Nicholls.

Wandeen has seen a strong emphasis on live-stock production, pasture and fertiliser programs, weed management, and water security.

The property is securely fenced into 16 main paddocks, and a number of holding paddocks.

Steel livestock yards have also been placed in strategic locations across the property.

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The Nicholls have also developed an outstanding Shorthorn breeding herd, in conjunction with a substantial Merino sheep enterprise.

The conservatively property has been run-



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In addition to the reticu-

lated water system, there are 16 dams, three bores and frontages to creeks.

The eastern side of Burra Road features 1558ha highly fertile and versatile red loams. About 1133ha is arable, with areas suitable for cropping.

There is undulating to rolling country with creek flats and accessible hills. Timbers include yellow and white box.

On the western side

there is about 485ha of undulating to hilly country, with some steep grazing. Timbers include round and long leaf gums, stringybark and kurrajongs.

The country on the eastern side has been aerially seeded with species including: phalaris, fescue, cocksfoot, clovers, rye grass and prairie grass.

Excluding this year, about 125kg/ha of superphosphate has been

applied over the entire property during the past 10 years.

Improvements include a four bedroom pise home- stead (C1906), two cottages, a machinery shed/work- shop, hay shed, silos, and a five stand shearing shed.

Wandeen will be auc- tioned on December 6.

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