



Wandeen sits on versatile and productive country, and has a sound fertiliser history. Pictures supplied



Improvements on the property include a shearing shed with steel sheep yard.



Wandeen receives approx. 600mm annual rainfall.

A chance to secure a premier rural holding

WANDEEN

"WANDEEN" is one of Gundagai's premier rural holdings and has been held by the same family for 120 years.

Proudly standing in the top echelon of properties located in Gundagai and surrounding districts, the management and presentation of "Wandeen" is a credit to the current owners.

There are many features, including

- An ideal breeding and fattening property
- Equally suited to cattle and

sheep

■ Home to the highly regarded "Wandeen Shorthorn Herd"

■ Ability to grow cash and fodder crops

■ Securely watered via three bores, creeks, dams and reliable rainfall

Sitting on approximately 5081.29 acres it has easy access to the Hume Highway, is 10 minutes Gundagai, and one hour and 15 minutes to Wagga Wagga.

Equally suited to cattle or sheep enterprises, it con-

servatively carries approximately 400 cows and 5000 Merino ewes.

Improvements include three residences, three steel cattle yards, a shearing shed with steel sheep yards, four steel sheep yards, a machinery shed, hay shed and six silos.

With a price range between \$24,000,000.00 to \$28,000,000.00, Wandeen will be auctioned at 10.30am on Tuesday, December 13 at Auction Works Rooms in Sydney.

Gundagai – South West Slopes, NSW

www.websternolan.com.au

"Wandeen" Approx. 2,056.40 Ha - 5,081.29 Acres



One of Gundagai's Premier Rural Holdings – Held by the Same Family for 120 Years
Well Balanced - Ideal Breeding and Fattening Property – Equally Suited to Both Cattle & Sheep
Home to the Highly Regarded "Wandeen Shorthorn Herd" – Ability to grow Cash & Fodder Crops
Securely Watered – Via 3 Bores, Creeks, Dams & Reliable Rainfall

- Central location – easy access to Hume Highway, 10 mins Gundagai, 1 hour 15 mins Wagga Wagga.
- Versatile and productive country – sound fertiliser history.
- Equally suited to cattle or sheep enterprises – Conservatively carrying approx. 400 cows and 5,000 Merino ewes.
- Securely watered via creeks, dams, and a reticulated livestock water system via 3 bores. Approx. 600mm – 26" annual rainfall.
- Improvements include 3 x residences, 3 x steel cattle yards, shearing shed with steel sheep yards, 4 x steel sheep yards, machinery shed, hay shed and 6 x silos.

The management and presentation of "Wandeen" is a credit to the current owners. "Wandeen" proudly stands in the top echelon of properties located in Gundagai and surrounding districts.

Detailed Information Memorandum Available. Inspections strictly by appointment.

Please Note - NEW AUCTION DATE: Tuesday, 13th December 2022, auctionWORKS Rooms, Mezzanine Level, 50 Margaret Street, Sydney NSW 2000. Starting time 10.30 am.



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