

NSW Riverina properties achieving top dollar

Webster Nolan Real Estate and Riverina Livestock Agents have secured buyers for Annette Tynan's Riverina cattle breeding businesses **Birubi** and **Lone Pine**.

Annette and her husband Michael started breeding stud cattle over 25 years ago when they established a successful Limousin stud. In 1999 they made the decision to also breed Angus and merged the two breeds into the Lim-Flex program.

The 432ha Wagga Wagga district property **Birubi** is a high-profile parcel of land located in a prime position, 33km east of Wagga with a 4.5km Sturt Highway frontage.

The country is sloping to gently undulating and features predominantly yellow box red loams. Birubi has enjoyed excellent soil and pasture management and has a detailed paddock history. With a 610mm annual rainfall, Birubi is watered by two bores, a reticulated livestock water system and eight dams.

As a commercial operation, the property runs 200 cows and calves and replacement heifers.

Selling agent David Nolan could not disclose the buyer or the price paid, but said Birubi sold prior to auction to a grazing family from the Southern Highlands for expansion. The property was expected to achieve between \$4.4m and \$4.8m bare.

After 23 inspections and 17 bids, **Lone Pine** – the 268ha picturesque and productive grazing property in the Tarcutta district – sold at auction to a buyer from the NSW /Victorian border for \$2.12m (\$7910/ha).

Year round it comfortably runs 100 cows and calves and replacement heifers, but the carrying capacity could be increased via an on-going pasture and fertiliser program.

The breeding and fattening country offers a balance of protected grazing and cultivation country with soil types ranging from fertile alluvial creek flats through to loams. The creek flats would be ideal to sow to high performance pastures, such as lucerne for grazing and fodder production.

Lone Pine is securely watered for a cattle and sheep livestock enterprise, enjoying a single frontage to Umbango Creek and a double frontage to College Creek. It also has a bore, five dams and a 55 megalitre irrigation bore licence.



After 23 inspections and 17 bids, Lone Pine – the 268ha picturesque and productive grazing property in the Tarcutta district – sold at auction to a buyer from the NSW /Victorian border for \$2.12m (\$7910/ha).

Cowra property exceeds price expectations

The Cowra grazing property **Greenhills**, in central western NSW, has exceeded expectations and sold at auction for \$4.275m (\$5029/ha).

When Webster Nolan Real Estate and James P Keady & Co listed the property, with expectations of between \$3.6m and \$4m, they were inundated with 72 calls and 19 inspections from existing landholders looking to expand or upsize.

Described as the ideal breeding factory, the 850ha property is equally suited to both cattle and sheep. Greenhills is securely watered by a 750mm annual rainfall, 29 dams, the Old Womans and Bottom Creeks, springs and ample rainwater storage. It is located just 9km from the Wyangala Dam – perfect for family recreational activities.

Greenhills is situated 40km from Cowra and features gently undulating elevated grazing country with heavy and productive granite-based soils, boasting magnificent stands of shade and shelter timber.

The Sydney-based owner Simon Kurts purchased Greenhills in 2007 and was only selling due to a change in his investment strategies.

While Greenhills has been predominantly run as a cow/calf breeding enterprise, previous owners have run the property as a sheep breeding operation. Mr Kurts has been conservatively running between 320 and 380 Angus breeders plus 50 to 80 replacement heifers. However, the numbers could be increased with an ongoing management plan incorporating a pasture and fertiliser program.



The Cowra grazing property Greenhills, in central western NSW, has exceeded expectations and sold at auction for \$4.275m (\$5029/ha).