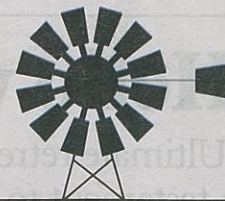


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Rainfall and value at Tumut

Get the best of both worlds at 'The Poplars'

By PETER AUSTIN

AFFORDABLE grazing country and reliable high rainfall are usually – but not always – mutually exclusive objectives: to get one, you mostly have to make compromises on the other.

A property now listed for sale near Tumut suggests – on the basis of early price indications – that buyers here might be able to fulfill both the aforementioned objectives without compromising.

"The Poplars" is a productive grazing property of 2066 hectares (5105 acres) in the Wyangle district, 42 kilometres north-east of Tumut and about two hours from Canberra.

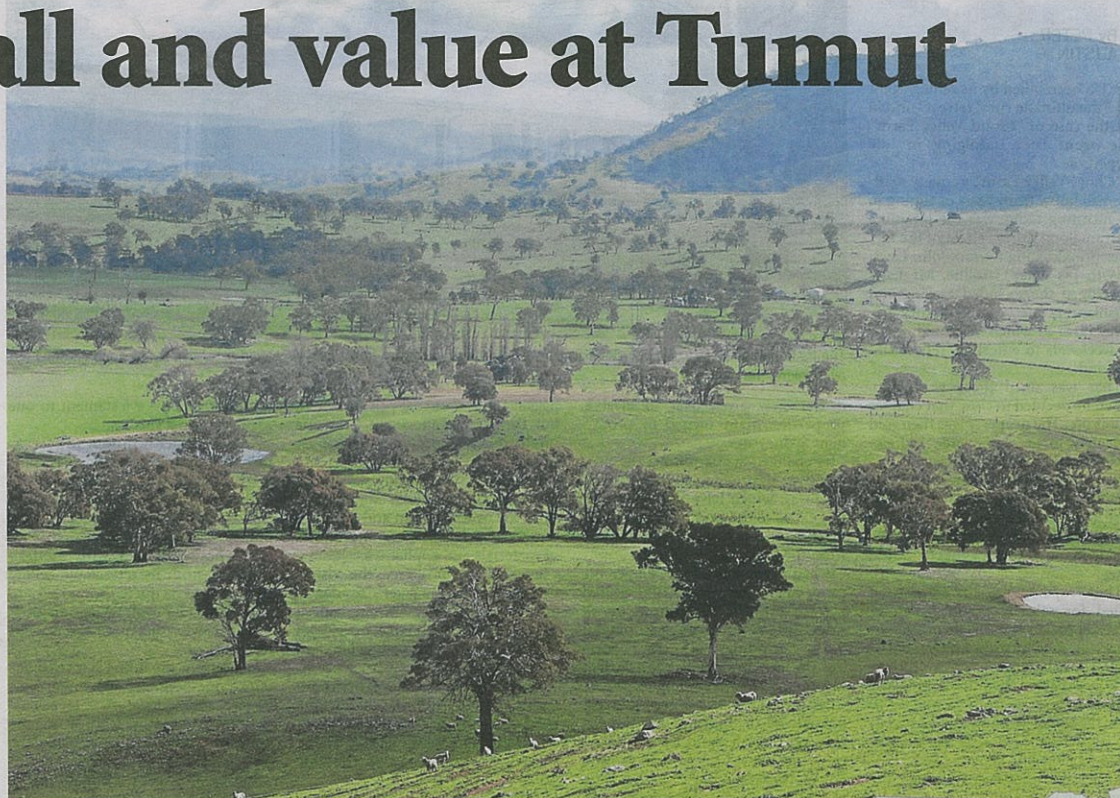
It is owned by the Wyangle Station Partnership, which comprises local graziers Paul and Rachael Graham and Jim Crehan from Sydney, who bought the property together in 2002.

They are selling now reluctantly to wind up what has been a successful partnership, although one of the partners would consider a lease-back of the property, should a buyer so wish.

The property is for outright sale and has been listed for auction on October 1 with Webster Nolan Real Estate of Sydney and McAlister and Saunderson of Gundagai.

Bidding expectations are in the order of \$4 million to \$4.2m, or about \$2000/ha (\$800/ac), which works out at less than \$300 a dry sheep equivalent (DSE) – for pasture improved country with an 880-millimetre average rainfall.

Ranging from creek flats to gentle slopes and hill grazing country reaching 800 metres elevation, "The Poplars" has predominantly granite



Present stocking on "The Poplars", near Tumut, comprises about 3600 crossbred ewes and 4200 lambs, 350 cows and calves, 40 dry females and 250 yearlings.

loam soils with areas of rich alluvial and some stony ridges.

Under the skilled management of Tim Rixon and his wife, Karine (who would consider staying on, subject to negotiations with a new owner), "The Poplars" has undergone a significant makeover since 2002.

Carrying capacity has been lifted by nearly 50 per cent, from 10,000 DSE to 14,000 DSE (and as much as 19,000 DSE at the seasonal peak), by an ongoing program of pasture improvement, topdressing, weed control and subdivision.

About 760ha of the property is arable and cash crops are grown in rotation as part of the pasture

upgrading program that has seen substantial areas sown to phalaris, ryegrass and clover.

Steeper parts of the property have been supered and seeded by air and carry strong stands of native grasses including microlaena.

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The owners consider the property still to have further development potential and estimate the achievable stocking rate at 24,000 DSE.

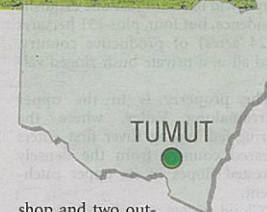
Two creeks intersect the property and water security is further underpinned by 20 dams and a reticulation

system that supplies 20 paddock troughs and sheds with high-quality spring water.

"The Poplars" has been owned and managed as a commercial working property and is not over-capitalised by lifestyle additions.

The only dwelling is the manager's residence – a modest weatherboard cottage of two to three bedrooms – although excellent sites are available for a homestead, if desired.

Working improvements are substantial and include an elevated eight-stand shearing shed (six equipped) with steel Prattley sheepyards, Prattley steel cattleyards with bugle race, machinery shed/work-



shop and two outlying sets of sheepyards. An additional income stream could be available in future from wind power generation, as interest has been expressed from developers in erecting turbines on the property's high points.

■ Contact Webster Nolan, (02) 8394 8875, or McAlister Saunderson, (02) 6944 1155.