



WALCHA
653 St Leonards Creek Road - PID: 754793

\$2,500 PER ACRE
 11  3  2

Prime Tablelands Grazing Country

Only 20 minutes south of Walcha is the renowned grazing country of the St Leonards valley, with the similarly named permanent creek flowing through it. (Records from 1863 show the creek running continuously) The Wauch family have held country here since the 1860's producing top quality cattle and sheep. The beautiful and productive 4000 acre 'St Leonards' has come on the market and offers the rare opportunity to get a large foothold in this secure area.

Over the last four years there has been an extensive fencing programme with most of the paddocks divided up and joined to wide laneways facilitating ease of cattle movement. All new fences are five plain and three barb using quality material. Concrete troughs throughout the paddocks are feed from three main water tanks. A well designed pressure system pumps water from the creek to maintain the correct level in the tanks. Pasture improvement is an ongoing feature of St Leonards using direct drilling, and the property has a good fertiliser history, enabling a high carrying capacity. Owners estimate 1,300 to 1,500 breeders or 800 breeders and 7000 sheep. The infrastructure has all that is required for a property of this size with a six stand sheering shed, holding 1,500 full wool sheep under cover, large machinery shed, hay shed, workshop and storage sheds, steel sheep yards, steel and timber cattle yards with calve race and RPM crush.

The main homestead is a 1964 built Hardiplank home with 4 bedrooms plus an office. Recently fitted with a new

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