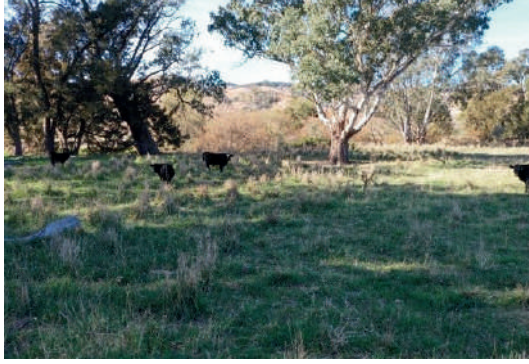






For Sale

Via Expression of Interest (EOI)

Tumut River Frontage

"Tarraweena"

1064 Darbalara Road, Darbalara, NSW 2722

Total Area: 1,190 ac / 481 ha

AWN

Tim McKean
0429 669 049
awn.net/property



01584-2407



Property Features

- 5.1km Tumut River Frontage
- Gravity Fed Water System
- 5-Stand Shearing Shed
- 1 Hay Shed
- 2 Machinery Sheds
- 1 Workshop
- 4 Silos
- 5 Dams
- Cattle & Sheep Yards
- Homestead consisting of 4 bedrooms, 1 bathroom, and family living area with separate office









Location

Ideally located:

- 22* km from Gundagai
- 103* km from Wagga Wagga
- 198* km from Albury
- 384* km from Sydney
- 168* km from Canberra

** Approximately*

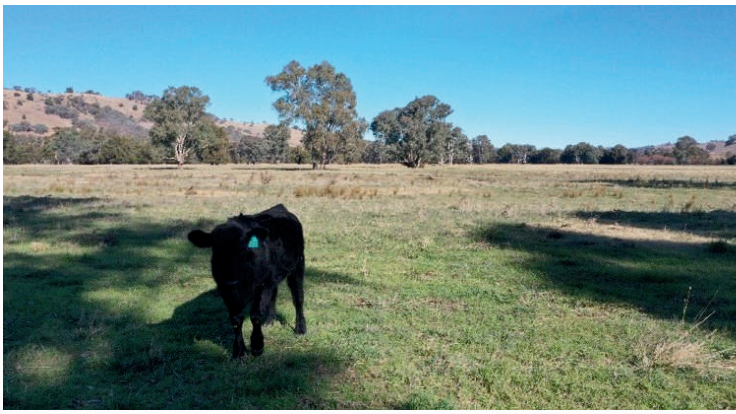
“Tarraweena” offers a quality balance of fertile, red loam soils with 58%* arability.

Ideal for multiple enterprises including river flats, grazing crops, hay and livestock production.

** Approximately*

Production

Highly productive and fertile land with strong history of management exhibiting high-density stocking rates as demonstrated by current stock numbers and cropping program.







Fertiliser & Soil History

Paddock	Paddock Area	Super Application (kg/ha) 2017	2018	2019	2020	2021	2022	2023	2024	Lime Rate	Lime Date
Tarraweena											
Picnic	12			MAP	MAP	MAP					
Quarry	13			MAP	MAP	MAP					
Junction	18			MAP	MAP	MAP					
Lagoon	29			MAP	MAP						
Lucerne	3			MAP	MAP	MAP					
North Island	24			80 TPP							
East Island	20			80 TPP							
West Island	15			MAP	MAP	MAP		MAP	MAP		
Racehorse	13			80 TPP		70 TPP					
Paddock 1	15			80 TPP							
Paddock 2 (1)	5			80 TPP		70 TPP			100		
Paddock 2 (2)	8			80 TPP		70 TPP			100		
Paddock 2 (3)	9			80 TPP		70 TPP			100		
Paddock 2 (4)	7			80 TPP		70 TPP			100		
Paddock 3	21			80 TPP		70 TPP					
Holts	39			8 TPP		70 TPP					
Paddock 4	106						70 TPP				
Big Rocky	97						70 TPP				

- Lucerne Stand Planted - 2017
- Pasture and Phalaris Island - 2018
- Lagoon & Picnic - 2021



Fertiliser & Soil History

Rosemount Pastoral — **Rotation Plan** — Rural Management Strategies 25/01/2024

Paddock	Area (ha)		Arable (ha)		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Tarraweena															
Picnic	21		12		FB	O	FB	O	Past						
Quarry	15		13		FB	O	FB	O	Past						
Junction	21		18		FB	O	FB	O	Past						
Lagoon	29		29			FB	O	Past							
Lucerne	3		3				O	O	Past						
North Island	24		24			Past									
East Island	20		20			Past									
West Island	27		15			O	O	O	O		O	Past			
Racehorse	12		13												
Paddock 2 (1)	5		5		Luc										
Paddock 2 (2)	8		8		Luc										
Paddock 2 (3)	9		9		Luc										
Paddock 2 (4)	7		7		Luc										
Holts	21		15		Past										
Paddock 1	39		15												
Paddock 4	106		40												
Big Rocky	97	464	0	246											

Rosemount Pastoral — **Soil Test Results** — Rural Management Strategies 10/11/2023

Paddock	Date	pH	OC	N	N	S	P	PBI	K	K	Ca	Mg	Al	Na	Cl	EC	Cu	Zn	B	Fe	Mn	CEC	Ca:Mg	Al	Na	EC(se)
		(cacl2)	%	NO3	NH4	mg/kg	mg/kg		meq/100g	mg/kg	meq/100g	meq/100g	meq/100g	meq/100g	mg/kg		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg			%	%	dS/m
Hills Tarr	Mar-20	5.0		100	1	14	30	73	1.20	490	9.20	3.50	0.10	0.15	29							14.1		0.01	0.01	0.30
Lagoon Tarr	Mar-20	6.4		60	2	25	120	76	0.49	190	13.00	7.50	0.10	0.40	68							21.5		0.00	0.02	0.30



Watering System

Water system supply consists of:

- 110,000LT tank
- 10 concrete troughs
- Mono ASP440 2.2kW electric pump unit to give 1 litre per second to the tank
- 50mm blueline to troughs and tank

Nutrient Advantage®

DRAFT

NUTRIENT REPORT

ROSEMOUNT		**Service Provider:**	Elders MSS Gundagai
ROSEMOUNT JUGIOWG		**Advisor/Contact:**	David Elworthy
GUNDAGAI		**Phone:**	0418 694401
NSW 2722		**Purchase Order:**	UV64868

Sample No		022191816
Paddock Name		HILLS
Sample Name		TARRAWEENA
Sample Depth (cm)		0 - 10
Sampling Date		03/03/2020
Test Code		E11
Sample Type		Soil
Analyte	**Unit**	**Result**
		0
pH (1:5 Water)		5.6
pH (1:5 CaCl2)		5.0
Electrical Conductivity (1:5 water)	dS/m	0.30
Chloride	mg/kg	29
Nitrate Nitrogen	mg/kg	100
Ammonium Nitrogen	mg/kg	1
Phosphorus (Colwell)	mg/kg	30
Phosphorus Buffer Index		73
Phosphorus Environmental Risk Index		0.41
Sulphur (KCl40)	mg/kg	14
Cation Exch. Cap. (CEC)	cmol(+)/kg	14.1
Calcium (Amm-acet.)	cmol(+)/kg	9.2
Magnesium (Amm-acet.)	cmol(+)/kg	3.5
Sodium (Amm-acet.)	cmol(+)/kg	0.15
Potassium (Amm-acet.)	cmol(+)/kg	1.20
Available Potassium	mg/kg	490
Aluminium (KCl)	cmol(+)/kg	<0.1
Aluminium (KCl)	mg/kg	<9.0

Nutrient Advantage®

DRAFT

NUTRIENT REPORT

ROSEMOUNT
ROSEMOUNT JUGIOWG
GUNDAGAI
NSW 2722

Service Provider: Elders MSS Gundagai
Advisor/Contact: David Elworthy
Phone: 0418 694401
Purchase Order: UV64868

Sample No		022191817
Paddock Name		LAGOON
Sample Name		TARRAWEENA
Sample Depth (cm)		0 - 10
Sampling Date		03/03/2020
Test Code		E11
Sample Type		Soil
Analyte	**Unit**	**Result**
		0
pH (1:5 Water)		6.8
pH (1:5 CaCl2)		6.4
Electrical Conductivity (1:5 water)	dS/m	0.30
Chloride	mg/kg	68
Nitrate Nitrogen	mg/kg	80
Ammonium Nitrogen	mg/kg	2
Phosphorus (Colwell)	mg/kg	120
Phosphorus Buffer Index		76
Phosphorus Environmental Risk Index		1.58
Sulphur (KCl40)	mg/kg	25
Cation Exch. Cap. (CEC)	cmol(+)/kg	21.5
Calcium (Amm-acet.)	cmol(+)/kg	13.0
Magnesium (Amm-acet.)	cmol(+)/kg	7.5
Sodium (Amm-acet.)	cmol(+)/kg	0.40
Potassium (Amm-acet.)	cmol(+)/kg	0.49
Available Potassium	mg/kg	190
Aluminium (KCl)	cmol(+)/kg	<0.1
Aluminium (KCl)	mg/kg	<9.0

Property Map *(Guide Only)*

Total Area: • 1,190 ac / 481 ha



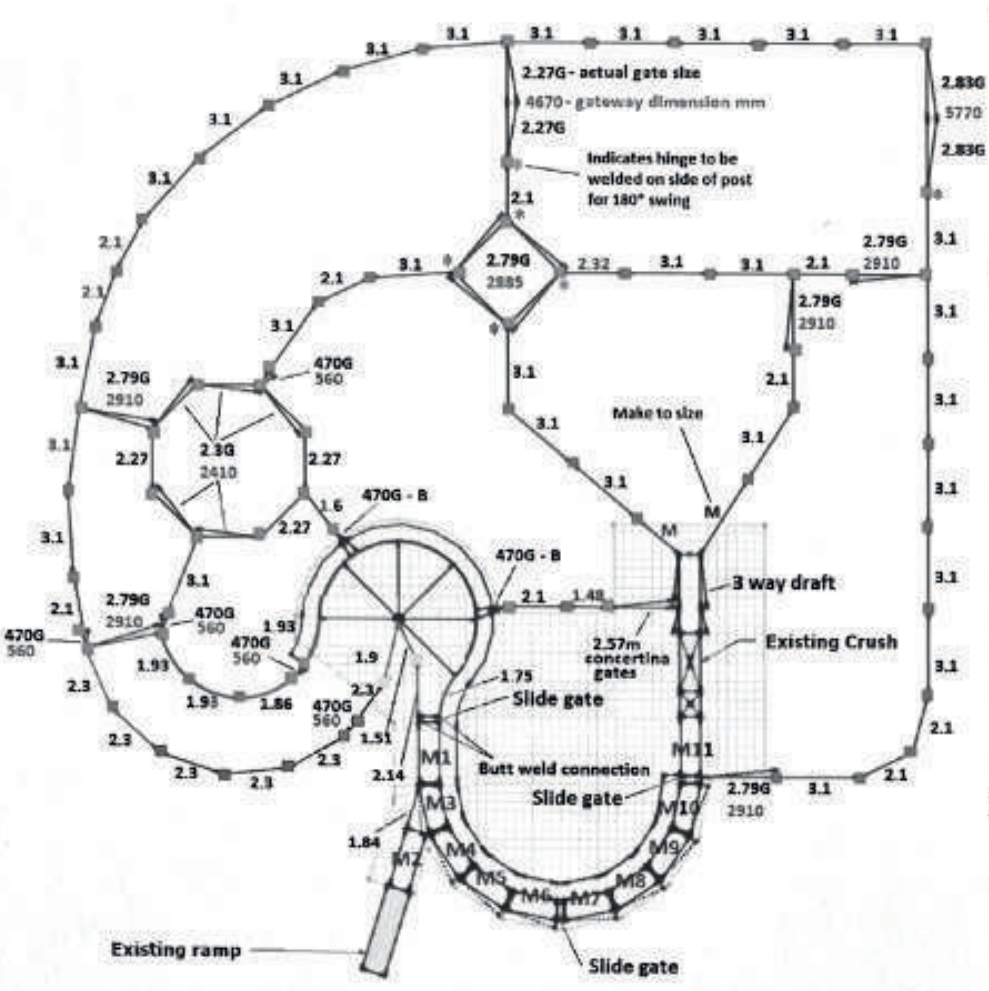
Property Map *(Guide Only)*





Property Map *(To Be Constructed)*

16/05/2024, 09:04 Dunhill installation - 15944 jpg



6 rail 115x42

1x 3 way manual draft - see dia
7x V race sections with walkway - see dia
1x V race section - no walkway - see dia
2x straight side race section - 1x with walkway
1x straight side race section with walkway and diversion gate - see di
1x 225 degree forcing yard - see dia
1x 1.51m sheeted panel - see dia custom label C
1x 1.9m sheeted panel with 80nb post-see dia
1x 2.14m sheeted panel with 80nb post- see dia
6x 2.3m sheeted panels - see dia
1x 1.75m sheeted panel with walkway 3.1m diameter - see dia
1x 1.93m sheeted panel with walkway 3.1m diameter - see dia
2x 1.93m sheeted panels 3.1m diameter - see dia
1x 1.86m sheeted panel 3.1m diameter - see dia
1x 1.84m half sheeted panel - see dia

29x 3.1m panels
10x 2.1m panels
1x 2.32m panel
3x 2.27m panels
1x 1.6m panel
1x 1.48m panel

Gates - 20mm hinge, 8mm long chain, 8mm chain catch UNO
2x 2.83m gates
9x 2.79m gates
1x 2.57m concertia gate - see dia
5x 2.3m pound gates - 20mm slam latch, no catch, no chain
2x 2.27m gates
5x 470mm gates - spring hinges - see dia
2x 470mm gates custom label B - see dia
3x slide gates - 800mm internal - see dia

38x 2.7m 80nb posts
33x 3.2m 80nb posts

50nb galv pipe for overhead bracing - crimp ends
6x 2910
4x 2885
5x 2410
5x 560
1x 4670
1x 5770

Dislaimer

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Tim McKean

0429 669 049

AWN

Suite 2, 37-39 Moorong St,
Wagga Wagga, NSW 2650

awn.net/property