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Property
NSW**

GLENCAIRN

Narrabri NSW



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**Connected
to the land**



**746 Mellburra Road
Narrabri NSW 2390**

1,596 ha* - 3,942 ac*

**For Sale by
Private Treaty
\$7,750,000**

*approx



Executive Summary

Glencairn is the quintessential mixed farm with income streams from dryland farming, grazing and a gravel quarry. Located in the Edgeroi farming district at the base of the Nandewar Ranges, the property has fertile soils and benefits from orographic rainfall.



Located 32km* north-east of Narrabri by road, and 16* radial kilometres east of Edgeroi NSW.



A total of 1,596 hectares* (3,942 acres*) freehold on three titles.



Cultivation area 840ha* (2,075ac*) suitable for summer and winter cropping.



Open grazing with improved pastures 301ha* (744ac*).



Average annual rainfall 650-700mm*. Solar equipped bore reticulates to a network of tanks & troughs. 11 main dams.



4 bedroom renovated country home.
2 bedroom cottage.

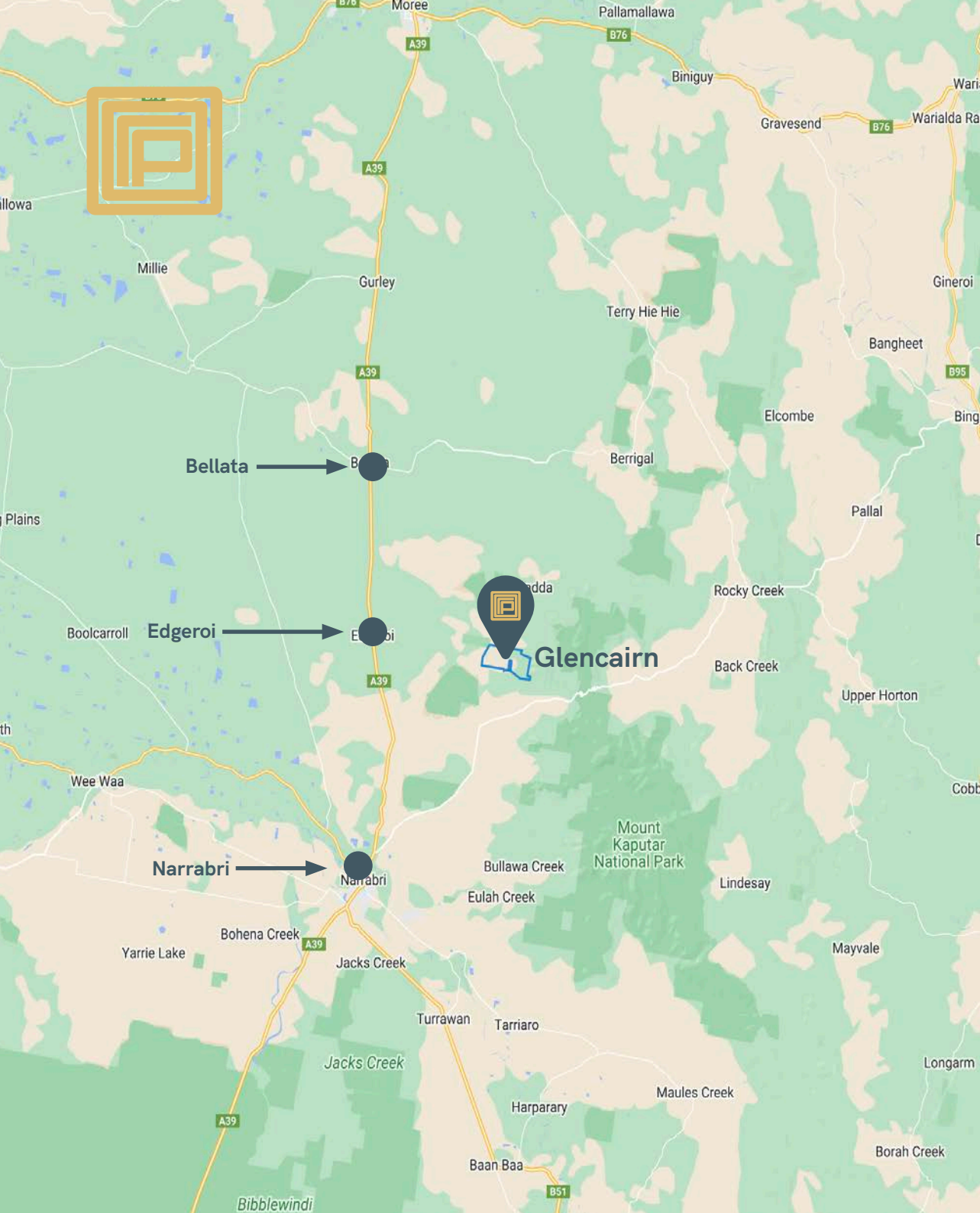


Improvements include machinery & storage sheds, elevated self-emptying silos and modern cattleyards.



For sale by Private Treaty \$7,750,000.
Contact Michael Guest 0429 921 700 or Scott Hamilton 0447 449 912.

*approx



Location

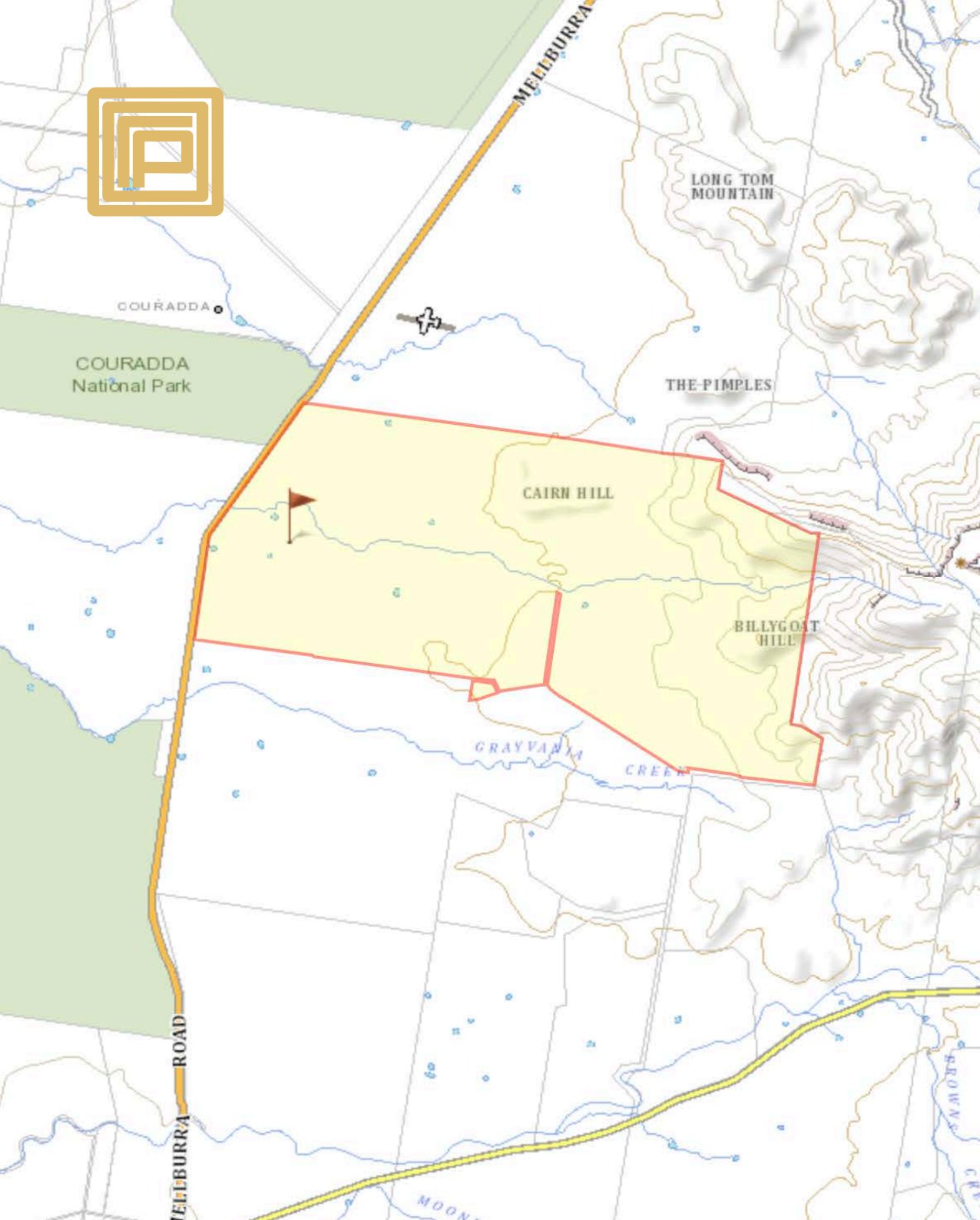
Glencairn is located at the western base of the spectacular Nandewar Ranges, approximately 32km north-east of Narrabri NSW.

It is situated in the established cropping district east of Edgeroi.

Access from Narrabri is via the Newell Highway, Killarney Gap Road (bitumen) and Mellburra Road (7km* gravel).



*approx



Land Details

Total Area

1,596 hectares* (3,942 acres*)

Rates

LGA: Narrabri Shire Council \$11,380* FY2023

LLS: North West Local Land Services

Title

Freehold

Zoned RU1 Primary Production under the Narrabri LEP 2012 Planning Scheme that took effect from 21 December 2012.

A dwelling is permitted use under this zoning.

The minimum subdivision area is 100.00ha.

Lot	DP	Area (ha)*
15	753928	872.5
23	753920	161.9
24	753920	561.7
TOTAL		1,596.1

*approx



Country

Topography

Glencairn is located at the foothills of the Nandewar Ranges and straddles a shallow valley formed by Nundi Creek.

The western portion is gently undulating at an elevation of 340m* above sea level (ASL). The far eastern portion rises steeply to an elevation above 700m* ASL. Cairn Hill, which includes a grazing plateau, is situated in the northern portion.

Most of the cultivation and open grazing country is gently undulating and has mild contours to control rainfall runoff where required.

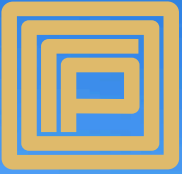
A quarry exists on the southern boundary of the property.

Soils

Soils are predominantly volcanic in origin consisting of black and charcoal basalt in most of the cultivation, through to red loams.

Timber

Native timber species include belah, box, wilga, kurrajong, ironbark, stringybark, myall and some pine.



2022 Wheat

Farming

Approximately 821ha of Glencairn is currently farmed to produce both winter and summer crops. This area corresponds to the regions of mainly strong black and chocolate basalt soils.

A further 19* hectares of lighter soil is routinely sown to forage oats each winter to support the livestock enterprise.

The cultivation country has been contoured to prevent erosion and maximise water retention. Farming practices are modern, minimum tillage and controlled traffic.

Refer to the Field Map on page 9.

Mr Sam Simons, Poole Ag Consulting, is the agronomist for Glencairn and offers the following comment:

"Given the favourable elevation, Glencairn is somewhat buffered from the extremes experienced on the northwest plains. This helps mitigate the frost and heat impact at flowering in winter cereals, oilseeds and pulses, while enabling cotton to get some reprieve in the evening through peak summer."

The combination of favourable topography/elevation, temperatures, rainfall and soil water holding capacities makes Glencairn the ideal property for someone chasing high reliability in the cropping and livestock space."

*approx



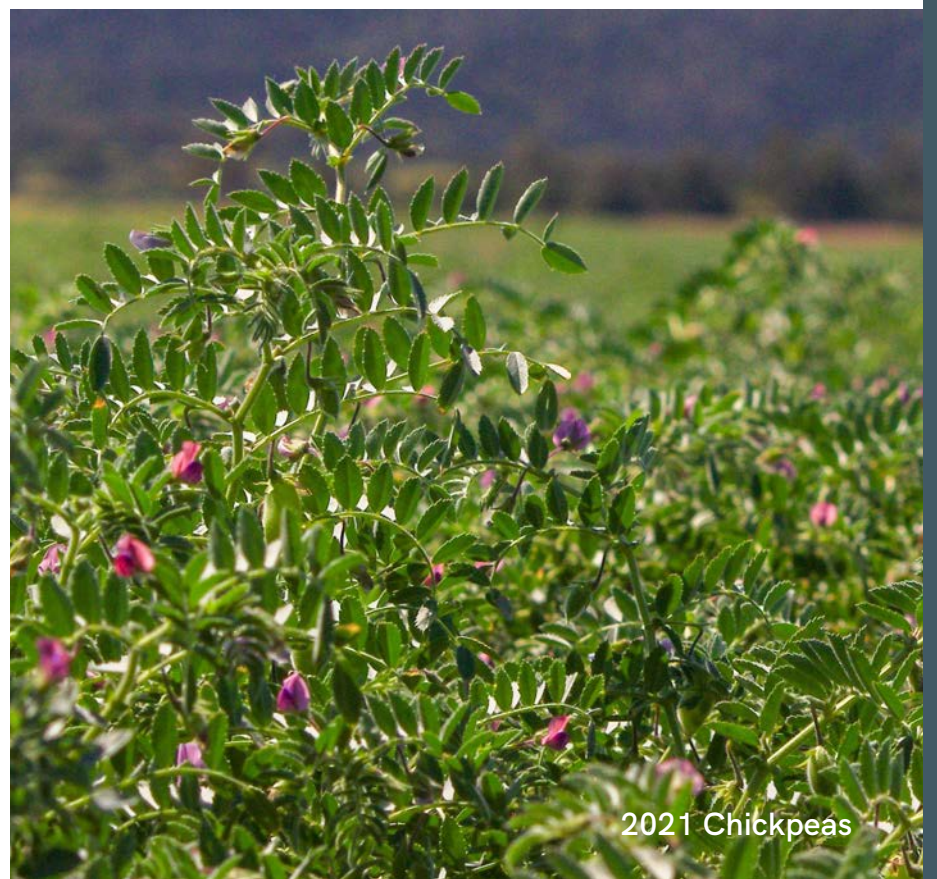
2022 Canola



2022 Wheat



2021/2022 Cotton



2021 Chickpeas



Grazing

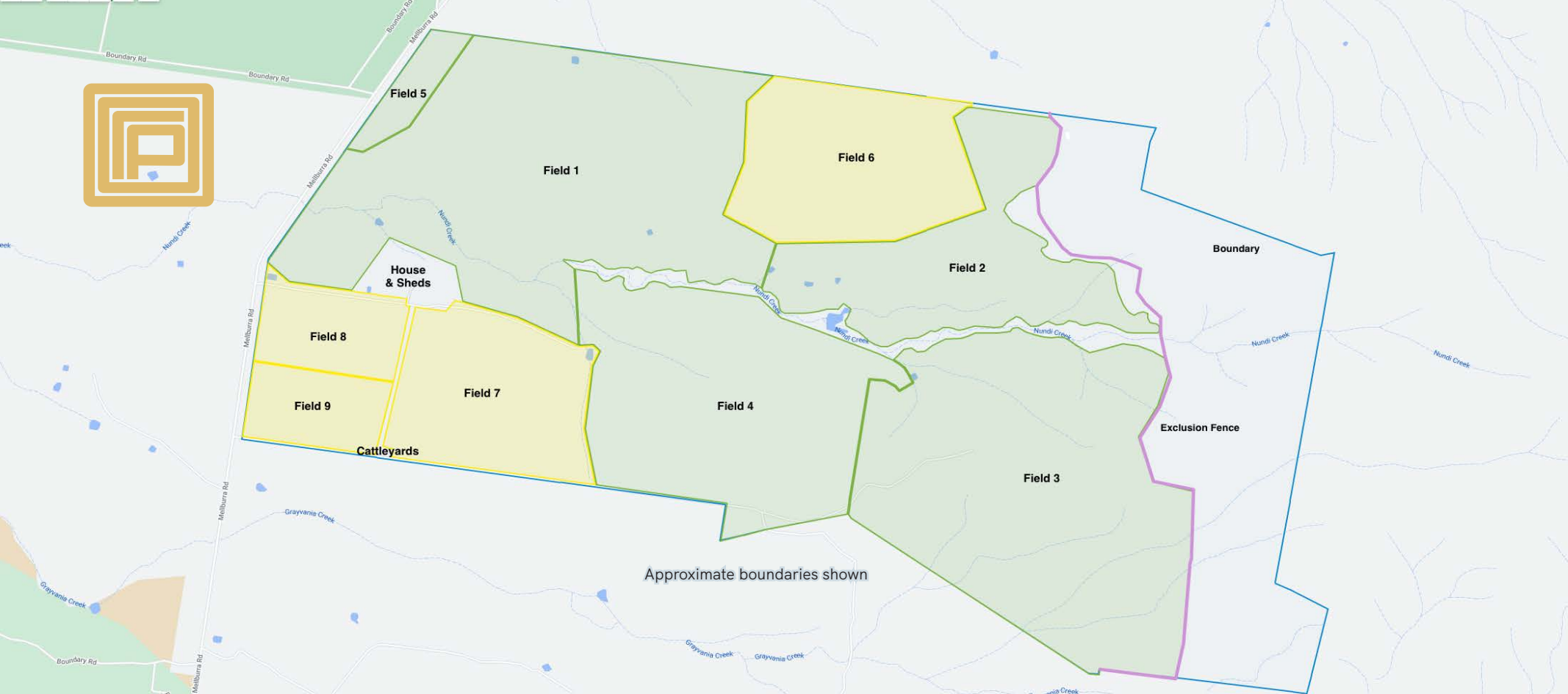
Livestock grazing is an integral part of the Glencairn mixed farming enterprise, with significant pasture improvement and quality infrastructure to support production.

The 4 main grazing paddocks, totalling 301ha*, are all pasture improved with subtropical grasses. Field 5 (19ha*) is routinely sown to oats each year.

A laneway facilitates the movement of cattle from Fields 7,8 and 9 to the cattleyards.

The owner currently operates the grazing operation of Glencairn as a fattening enterprise, finishing approximately 300 trade steers and heifers per annum.

Refer to the Field Map on page 9.



Field/Paddock Map & Crop Rotation

Field	Area (ha*)	Current Purpose	Cultivation (ha*)	2019	Winter 2020	Summer 20/21	Winter 2021	Summer 21/22	Winter 2022
1	320	Farming	310	Fallow	Wheat	Fallow	Fallow	Cotton	Durum
2	138	Farming	136	Fallow	Wheat	Fallow	Wheat	Fallow	Canola
3	300	Farming	185	Fallow	Wheat	Fallow	Wheat	1/2 Cotton 1/2 Fallow	1/2 Fallow 1/2 Canola
4	206	Farming	190	Fallow	Wheat	Fallow	Chickpeas	Fallow	Wheat
5	19	Forage Crop	19	Fallow	Oats	Fallow	Oats	Fallow	Oats
6	117	Grazing	Pasture Improved - Gatton Panic (40ha*)						
7	104	Grazing	Pasture Improved - Premier Digit						
8	43	Grazing	Pasture Improved - Premier Digit						
9	37	Grazing	Pasture Improved - Premier Digit						
N/A	312	Support	Includes curtilage, waterways, laneways and steeply timbered country in the eastern portion.						

*approx



Quarry

Glencairn's diversified income streams include a gravel quarry. It is located on the southern boundary of the property and includes an all-weather access road that is separate to the farming enterprise.

The quarry commenced prior to the requirement for a Council Development Application and functions on the basis of "existing use". It is licensed to produce 30,000t per annum.

The quarry currently produces between 8,000* and 10,000*t/annum in private sales, plus some supply to Narrabri Shire Council.

Operating the quarry involves scoring the gravel and loading at a charge to the purchaser.

Refer to the Improvements Map on page 17.



Water & Fencing

Water

Glencairn is well watered via a stock and domestic bore in addition to dams and the ephemeral Nundi Creek.

The solar-powered bore is located in the southeast portion of the property and was recently re-equipped. The bore pumps to a series of tanks and troughs as well as supplying domestic water to the house and garden.

Rainwater is collected from the sheds, supplementing the bore water for agricultural use.

There are 11* main dams that water most fields including the grazing paddocks.

Refer to the Improvements Map on page 17.

Fencing

Overall, fencing is in good condition.

Boundary and internal fencing consists mainly of ringlock + 2 barb, or 4 barb, with supplementary hot wires in some portions.

An exclusion fence has been erected along the steep, heavily timbered foothills on the eastern portion of the property.

Refer to the Improvements Map on page 17.



Conservation Agreement

A Conservation Agreement applies to 358ha* of Glencairn. The Agreement applies to existing steeply timbered areas of the property in addition to a small amount along waterways.

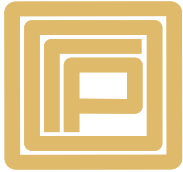
The Agreement is registered on the title to Glencairn and applies in perpetuity. The parties to the Agreement are the Biodiversity Conservation Trust and the property Owner.

Under the Agreement, grazing is permitted.

A map illustrating the approximate boundary of the Conservation Area and the encumbered titles is shown.

A copy of the Conservation Agreement is available upon request.

*approx



Climate

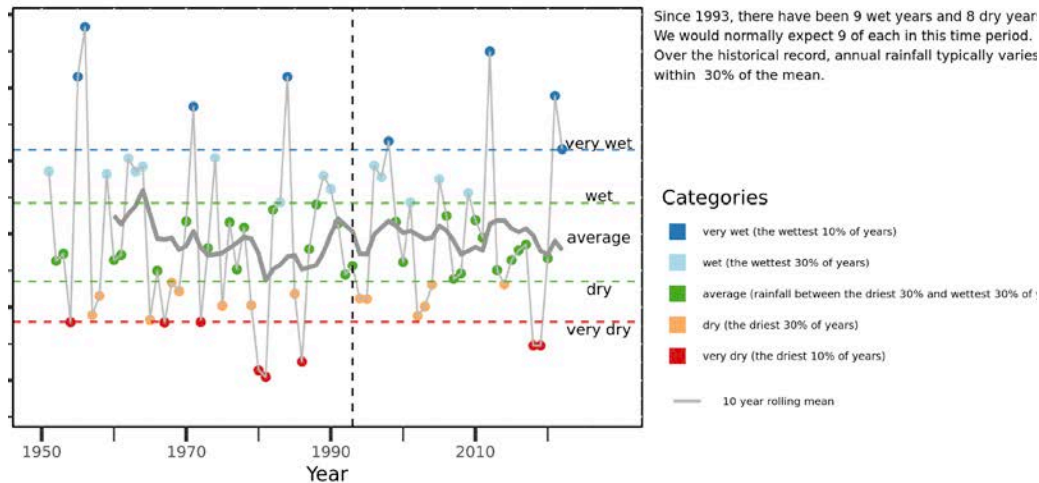
The Bureau of Meteorology (BOM) indicates that Glencairn is located in an area with an average annual rainfall range between 600mm and 800mm, and an overall average of 700mm.

Longterm rainfall records for the BOM station at "Woodlands", 12km* from Glencairn, indicate a longterm annual average of 658mm.

Rainfall is relatively consistent throughout the year, with a slight summer rainfall pattern. Estimated annual rainfall trends for the area are shown (*Source: DAS Report*)

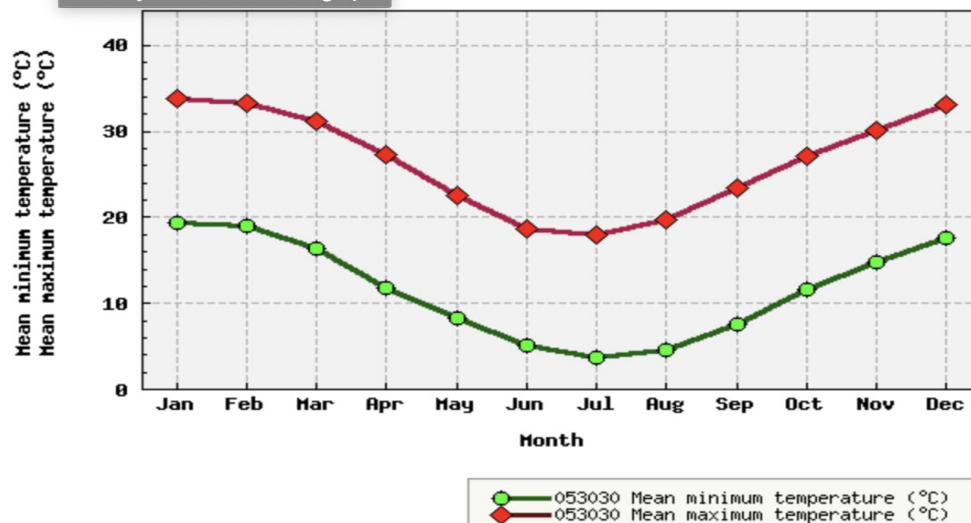
Longterm average temperature data is shown for Narrabri West Post Office, approximately 39km from the property (*Source: http://www.bom.gov.au/climate/averages/tables/cw_053030_All.shtml*).

Estimated annual rainfall trends in this area



Location: 053030 NARRABRI WEST POST OFFICE

monthly climate statistics graph





Glencairn Homestead

Housing

Homestead

The Glencairn homestead is a comfortable country home. It has a timber frame with weatherboard cladding and a corrugated iron roof.

The air conditioned home has been renovated and is set in tranquil lawns and gardens. It has 4 bedrooms, 2 bathrooms, office, kitchen, living room, dining room, laundry, sunroom, western verandah and eastern verandah featuring a gazebo-style entertaining area.

An older meat house forms a quaint garden storage shed and cars are protected by a carport.



Cottage

Cottage

The 2 bedroom cottage is located conveniently to the main house and agricultural sheds. It is set on steel piers with timber frame and cladding and a corrugated iron roof.

The cottage has split system air conditioning, a bathroom, kitchen, living room and laundry.

Refer to the Improvements Map on page 17.

*approx



Machinery Shed/Workshop



Machinery & Storage Sheds

Improvements

Sheds

Machinery Shed/Workshop

- 1,125sqm*
- Steel frame with metal cladding
- Metal roof
- Enclosed on 2 sides
- Road base aggregate and gravel floor in most bays
- 1 bay workshop with concrete floor, power connected
- Mercury vapour lighting

Machinery Shed

- 81sqm*
- Timber frame with iron sheeting
- Corrugated iron roof
- Earthen floor
- Enclosed on 3 sides
- Power connected

Storage Shed

- 55sqm*
- Timber and steel frame
- Corrugated iron cladding and roof
- Concrete floor
- Enclosed and lockable

Machinery Shed/Hay Shed

- 170sqm*
- Timber frame with an iron roof
- Open sides
- Fair condition only

*approx



Silo Bank

Improvements

Grain Storage

The silo bank is accessed via the all-weather, gravel entrance road and conveniently located near the agricultural sheds.

- 5x 100t elevated self-emptying silos
- 2x 75t elevated self-emptying silos
- 1x 115t elevated self-emptying silo



Cattleyards

Cattle Yards

The cattleyards have all-weather access off the gravel quarry road. Cattle movements are facilitated via a laneway to the yards.

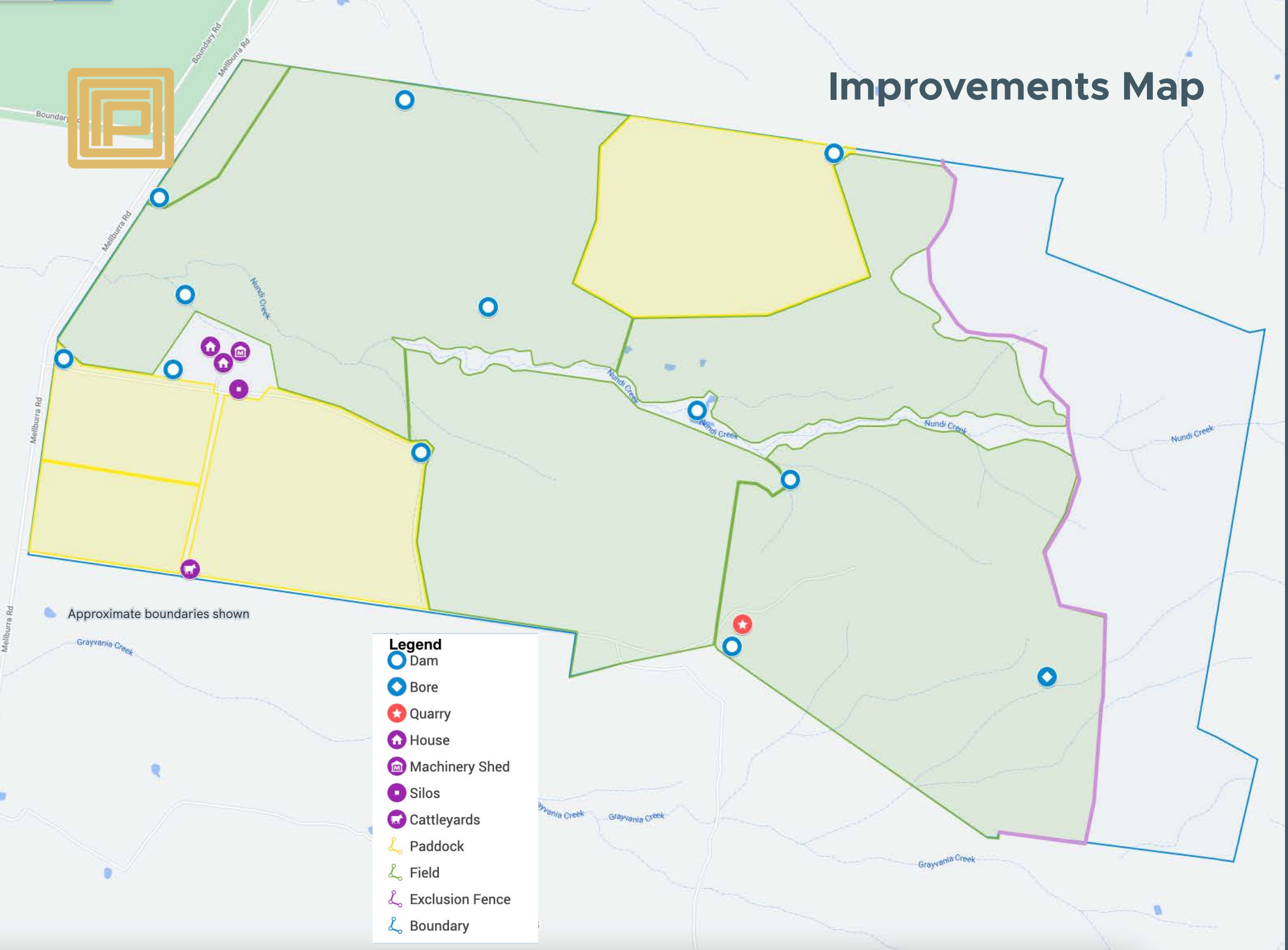
The yards are modern and constructed of steel panels. They have central circular drafting yard with access to 5 holding yards and a curved race leading to the modern crush.

The yards will comfortably work 180* head.

Refer to the Improvements Map on page 17.

*approx

Improvements Map





Services

Narrabri is a thriving agricultural town of approximately 7,200 people. It is the administrative heart of the second richest agricultural shire in Australia.

Narrabri has all the amenities expected of a significant regional centre including two major supermarkets, modern hospital, primary and secondary schools, excellent sporting facilities and a busy local shopping centre.

Narrabri is renowned for producing some of the world's highest quality cereal crops, irrigated crops, fat lambs and beef and is home to several agricultural research facilities.

Service	Details
Power	240V rural power
Phone	Telstra landline and mobile
Air	Narrabri (32km*)
Rail	Narrabri
Schools	3x Primary and 1x Secondary Narrabri
Mail	2-3x weekly
Grain Receival	Narrabri or Edgeroi (33km*)
Saleyards	Weekly cattle sales at Gunnedah (132km*)

*approx



Sale Information

Sale Method

Private Treaty
\$7,750,000

Inspect by appointment

Contact

Scott Hamilton
0447 449 912



Michael Guest
0429 921 700



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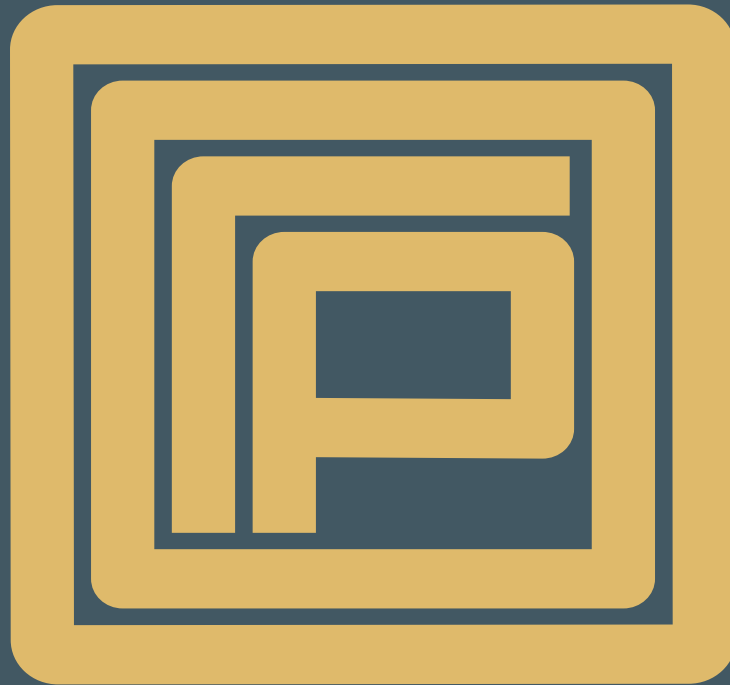
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