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MURRUMBIDGEE ANGUS NURSERY

PROPERTY OF THE WEEK

Gundagai
Agents: Elders Gundagai,
 (02) 6944 1155; Webster
 Nolan Real Estate,
 Sydney, 0447 278 236.

A GUNDAGAI aggregation that has hit the market this month needs little endorsement to regular buyers of Southern Slopes Angus weaners, thanks to the reputation of its annual on-property sale.

At that first Abingdon Station sale in 2005, 600 calves were yarded, and last year a milestone was reached when just under 1200 head were offered and sold, for an average price of \$1046.

"Abingdon" today is an aggregation of 2198 hectares (5432ac) comprising three portions – "Abingdon", "Abingdon West" and "Abingdon East", all having Murrumbidgee River frontage.

The properties have been listed for sale by tender as a single package, through Elders Gundagai and Webster Nolan Real Estate of Sydney, with offers closing on July 4.

Originally part of Kimo Station (which it joins), then owned by the Robinson family, "Abingdon" was sold at auction in 1927 to the McKinney family of adjoining Nangus Station.

It remained in McKinney hands until 2001, when an advertisement for its sale



caught the eye of Sydney businessman Paul Ferry, then contemplating a step up from a small farm he owned near Crookwell.

He found a willing partner for the project in Jake Wood, a longtime colleague in America with cattle interests, and together they bought "Abingdon", later adding "Abingdon West" (2002) and "Abingdon East" (2004).

Mr Wood died in 2007, and the property, which has been managed from the outset by Gary Williamson, is being sold now by Mr Ferry and the Wood estate

to wind up the partnership and enable Mr Ferry to retire.

Situated 16 kilometres west of Gundagai on the Nangus road, the "Abingdon" aggregation boasts some 5.5km of Murrumbidgee River frontage, flanked by about 200ha of river flats.

A further 200ha is alluvial creek flats, leaving 40ha of roads, infrastructure, a gravel pit and a timbered hill, and the balance undulating grazing country of granite-based red loam soils.

Improved pastures of

lucerne, phalaris, cocksfoot and clovers have been established over much of the property and arable areas are cultivated for fodder and silage.

Apart from its river frontages, the property is amply watered by 50 dams, wells and bores, and a centre pivot irrigator on "Abingdon West" services two 40ha circles where calves are grown out.

The property now runs about 1300 Angus breeders of predominantly Bongongo blood, but is equally well suited to wool or prime lamb production.

Fencing, along with other working infrastructure, has undergone extensive renewal in recent years and about 4.5km of laneways facilitate stock movement to the 40 main paddocks.

The property comes with five homes including the main "Abingdon" double-brick homestead dating from the 1890s and tastefully renovated, and a manager's residence converted from a former inn.

Working improvements are extensive and include steel cattle yards on all properties including the main "Abingdon" yard

complex where the annual weaner sale is held.

Other working structures on the property include machinery sheds and workshops, a two-stand shearing shed with sheep yards, silage pits to store 2300 tonnes and seven silos.

Selling agents have said initial inquiry for the "Abingdon" aggregation has been strong from established farming and institutional investors, and offers for the prized package are expected in a range from \$13 million to \$16m.

- PETER AUSTIN