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UPPER BOGAN MERINO LANDMARK

PROPERTY OF THE WEEK

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IT WAS exactly 80 years ago a reporter for the Farmer and Settler newspaper happened to visit the Peak Hill property, "Riverview", owned by W.H. Swain.

He was clearly impressed, as his article boldly asserts that "...the general appearance of the holding suggests that business methods and sound farming have built a farm very close to perfection".

Two generations on, "Riverview" continues to impress, as a well-rounded, well-improved and sustainably managed mixed farm.

It is also a farm that needs little introduction to Merino aficionados, being home to the Genanegie Merino stud, founded on Wonga bloodlines in 1948.

The property is owned today by Stephen Swain, who took over the management in the early 1980s and since then has developed the property and the stud to a high pitch.

But now the era has come to an end. Mr Swain is moving on, and "Riverview" has been listed for sale with Bardon and Peardon Schute Bell of Dubbo and Webster Nolan



The property auction will follow the Genanegie annual production sale, which will be held for the last time on September 18.

Real Estate of Sydney.

It will go to auction in Sydney on September 26, when it is expected to attract keen competition from serious agricultural investors.

The property auction will follow hard on the heels of the Genanegie annual

production sale, which will be held for the last time on September 18, with an offering of 90 rams.

Today an aggregation of 2636 hectares (6516ac), "Riverview" is an aggregation of three properties – "Riverview" and "Genanegie", both acquired in

1904, and "Glencoe" which was added in 1933.

Situated on the Upper Bogan River, 10 kilometres west of Peak Hill and 88km from Dubbo, "Riverview" is a productive mix of alluvial loams and red, grey, chocolate and black self-mulching soils.

The country is virtually all arable. Under present management it typically carries 3000 to 3500 Merino ewes (including 800 to 1000 studs) and followers, supplemented by 400ha of grazing oats and 800ha of winter cash cropping.

Without cash cropping,

it is estimated the property could support 6000 to 6500 ewes, and the country is well suited also to prime lamb or cattle production.

Average rainfall is 550mm and the property is watered by an 8km frontage to the Upper Bogan (including 4.5km double frontage) and 27 dams, some of which can be filled from the river.

Extensive working infrastructure includes an elevated seven-stand shearing shed with steel bugle-style sheep yards, machinery and truck sheds, ram shed, hay sheds and 12x45-tonne

cone-bottom silos.

The spacious four-bedroom homestead is set in a garden compound beside the river (which is backed up by a weir) and includes a modern kitchen, enclosed wrap-around verandahs and polished timber floors.

It is complemented by a two-bedroom self-contained guest cottage.

The fate of the highly regarded Merino stud has not yet been determined, although both the stud and commercial flocks could be available to an incoming purchaser, if desired.

- PETER AUSTIN