

Domain rural

WHEREVER YOU WANT IT

Domain Rural offers the best rural lifestyle property coverage on your tablet, smartphone online and in print.



SCALE AND STYLE ON UPPER MACLEAY

PROPERTY OF THE WEEK

■ Macleay Valley
 ■ Agents: David Nolan, Webster Nolan Real Estate, 0447 278 236; Ian Argue, Kempsey Stock and Land, 0428 655 604.

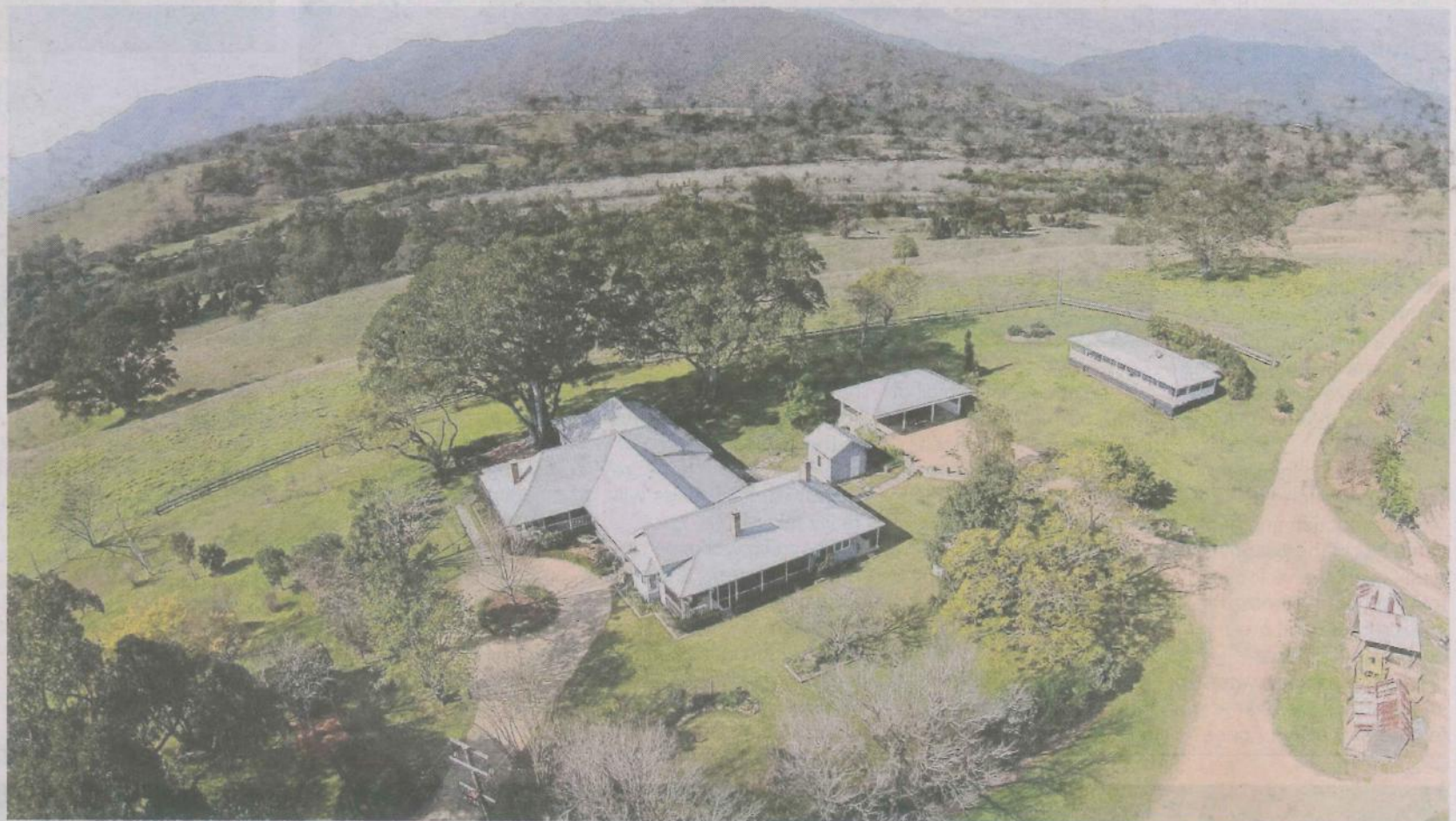
A SUBSTANTIAL Mid North Coast grazing property combining Macleay River frontage, proven cattle breeding country and spectacular lifestyle features will go to auction next month for only the second time in more than a century.

Towal Creek Station near Bellbrook was purchased in 2008 and extensively developed by Sydney businessman Phil Salter, who died last year, and the property is now being sold by his family.

Comprising 2305 hectares (5698 acre), the property has been listed for sale by Kempsey Stock and Land in conjunction with Webster Nolan Real Estate of Sydney, and will go to auction on December 8 with price expectations in the \$5-\$6 million range.

The offering is likely to be of interest to established grazing families and institutional investors seeking high-rainfall cattle breeding country, and also to city-based business or professional folk wanting a viable getaway property offering scale and privacy.

Towal Creek Station has had only two owners



since it was taken up as a pastoral selection in the 1880s.

It was held by several generations of the Landers family before being bought by Mr Salter in 2008.

Under Mr Salter's ownership, it was managed in conjunction with his two other northern NSW properties, "Doughboy Mountain" at Ebor and "Cherry Bank" at Walcha, both of which have already been sold.

The property is home to a highly-regarded herd of 700 Angus/Wagyu breeders, progeny of which are

generally sold as weaners on AuctionsPlus, and a successful purchaser will have first option to buy both the herd, and the station plant.

Situated 22 kilometres from Bellbrook and about two hours' drive from Port Macquarie, Towal Creek Station occupies a secluded valley with country ranging from alluvial flats to cleared grazing slopes and timbered hills.

A feature of the property is its abundant water, with an average rainfall of 1200 millimetre and a 6km single frontage to the Macleay River, supplemented by

creeks and dams.

About 50 per cent of the total area is cleared pasture country of which about one-third has been sown progressively to Rhodes grass, setaria, plantain and clovers.

A topdressing program has been in place for the past five years.

Winter fodder crops are generally sown on arable country as a precursor to permanent pasture establishment, and there is ample scope for further development.

Investment in infrastructure by the present owners

has included 45km of new fencing, a fully formed 900 metre airstrip and new steel cattle yards with covered work area.

Other working structures include machinery sheds, stables and a lockable workshop.

A key selling point of Towal Creek Station is the all-timber homestead, fully renovated in 2010 and comprising five bedrooms, a modern kitchen, formal lounge, open-plan layout, kids' media room and verandahs.

The homestead is set in established gardens of

native and exotic trees and shrubs, and complemented by an adjacent three-bedroom guest quarters erected in 2010, and a large "bush house" for entertaining, equipped with bar and pizza oven.

There is also a three-bedroom manager's residence of sandstone and timber construction with great views.

As well as having an option over the livestock and plant, the successful purchaser will also have the opportunity to retain the present management.

- PETER AUSTIN