

New South Wales: Wagga's Birubi offers versatility

David Nolan of Webster Nolan Real Estate and Bob Wheeler of Riverina Livestock Agents have been appointed to sell Annette Tynan's cattle breeding businesses in the NSW Riverina.

Annette and her husband Michael started breeding stud cattle 25 years ago when they established a successful Limousin stud. In 1999 they made the decision to also breed Angus and merged the two breeds into the LimFlex composite program.

The pair moved their stud from Crookwell to Wagga Wagga after the 2005 purchase of the highly acclaimed 432ha Wagga Wagga district property Birubi. When Michael passed away in 2016, Annette decided to carry on with the stud, but has now decided to sell.

The country on Birubi is gently undulating and features predominantly yellow box red loams. It has enjoyed excellent soil and pasture management and a detailed paddock history is available.

With a 610mm annual rainfall, Birubi is watered by two bores, a reticulated livestock water system and eight dams.

As a commercial operation, the property, pictured below, would comfortably run 200 cows and calves and replacement heifers.

Mr Nolan said properties such as Birubi, which offer a wide range of potential enterprises, rarely came to the market in the Wagga Wagga district.

"It is a high-profile parcel of land located in a prime position. Birubi is 33km east of Wagga and enjoys a 4.5km frontage to the Sturt Highway, which means it could attract professionals, producers seeking better access to markets or stud cattle producers."

Mr Nolan said Birubi was not over-capitalised and all the improvements were good and multi-functional. The property will be auctioned bare on October 23.

