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## Monaro pioneer country

### PROPERTY OF THE WEEK

■ Nimmitabel  
 ■ Agents: David Nolan, 0447 278 236, Webster Nolan Real Estate, Sydney; Will Dixon, 0427 025 809, Monaro Livestock and Property, Cooma.  
 ■ [www.domain.com.au](http://www.domain.com.au)

A RARE chunk of Monaro history will go under the hammer next month with the offering of Curry Flat, the original homestead portion of a Nimmitabel property held by five generations of the Jardine family.

The family's Australian patriarch, William Jardine, came to NSW in 1841 and five years later, drawn perhaps by the region's similarities to his native Scotland, settled in the Monaro.

He entered a flour-milling partnership at Jindabyne with Stewart Rylie.

In 1862, after buying and selling another property, he bought Curry Flat, then a run of 14,000 acres (5668 hectares).

He erected a slab hut, followed in 1866 by a stone homestead.

By progressively burning and seeding the country - then covered with rank tussock grasses suitable only for cattle - he was successfully running Merino sheep.

Today Curry Flat still runs Merino sheep, producing wool and prime lambs, along with Angus cattle, augmented by dual-purpose cropping of wheat and



triticale, and lucerne for grazing and hay.

The Curry Flat now for sale is the 1262ha (3118ac) core of the original station property, owned by fifth-generation family member Hamish Jardine and his wife Liz.

It has been listed for sale by Webster Nolan Real Estate of Sydney and Monaro Livestock and Property of Cooma.

Curry Flat will go to auction in Sydney on October 29.

Interest in the historic property has been strong, from both local and

outside sources.

A sale at more than \$4 million is confidently expected on the day.

Situated eight kilometres from Nimmitabel and 55km south of Cooma, Curry Flat is a property of typically open Monaro high plains country of black alluvial top chocolate and brown basalt soils.

The elevation range is 970-1050 metres and scattered snow gums are the main residual timber.

Pastures are a mix of native grasses and phalaris, clovers, ryegrasses and lucerne.

Under present ownership the property has typically carried a mix of Merino sheep and Angus cattle at rates of around 4DSE/ha on native pastures to 7DSE/ha on improved pastures.

Much of the property is arable and there is scope to lift production substantially through further pasture work and appropriate topdressing.

Average rainfall is 650mm and the property is watered by a four kilometre double frontage to the semi-permanent Bobundara Creek plus 10 dams, springs and a bore

supplying four troughs and the buildings.

The homestead is a linked combination of the original 1860s homestead, which underwent major renovations 10 years ago, and a modern annexe, the two sections joined by a short passageway.

The two-storey original section, built of local basalt stone with pressed metal ceilings, today contains the five bedrooms and bathroom, while the new section houses the living areas.

The latter includes a modern kitchen with island

bench and Bosch appliances, living and dining rooms with slow combustion fire, under-floor heating, solar hot water and outdoor entertaining area.

Working improvements include a five-stand shearing shed with Lister gear, sheepyards and shelter shed.

There is a four-room shearers' quarters, cattle yards with covered work area, machinery and hay sheds and silos.

A 750m gravel airstrip is accompanied by a fully-enclosed steel hangar.

By PETER AUSTIN.