

A blank canvas to create the ideal holding

■ Picton
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A PARCEL of land which has been held in the same family for 48 years has opened up in the Picton area with a big bonus for the new owner - the property is virtually a blank canvas.

At about 149 hectares, Montpelier is a productive parcel of country and features fertile and versatile red and chocolate loam soils with the new owner able to create their perfect rural holding to suit their own requirements and aspirations.

Ideally located within one hour of Sydney, this very versatile property is ideal for cattle, thoroughbred, equestrian or standard-bred horse ventures together with a wide range of agricultural enterprises.

The property is extremely picturesque from every angle given its gently undulating and rolling topography.



Without a doubt Montpelier is one of the best and largest parcels of open and accessible agricultural land in the region.

It is rare to find this opportunity in such a sought-after location.

Established tree lines of gums and pine trees have been planted to provide wonderful protection and privacy.

In addition, a line of oak

trees have been planted along Montpelier Drive.

Montpelier has not received any fertiliser applications for approximately 20 years.

Given the quality of the country, the opportunity arises to significantly increase production with the implementation of a pasture and fertiliser program or to investigate the possibilities of organic

status and supplying the ever increasing organic food market.

The property has been run as a cow and calf operation and as a guide, will run approximately 80 to 90 cows, calves and bulls - in total approximately 180 head.

This figure could be significantly increased with the implementation of a pasture and fertil-

iser program.

Average annual rainfall is approximately 800mm and is supplemented by 20 large sized dams throughout the grazing paddocks.

In addition to this excellent water security for a livestock operation, there is a generous 30ML irrigation licence attached to the property.

There is also an unequipped bore and a brick and concrete lined bore holding tank located in Flats paddock.

The property is fenced into 20 main paddocks and has a central laneway leading into the cattle yards.

The residence is a brick veneer home with tiled roof and is located on the entrance road into Mont-

pelier.

Internally the residence features four bedrooms, kitchen, bathroom, dining area, sitting room and laundry.

Additions include timber cattle yards, a two-bay machinery shed with concrete floor and electricity connected, and a 112,500-litre steel rainwater tank with liner.

An electric pressure pump attached to the tank supplies the residence.

The property is being offered for sale by expressions of interest, closing Tuesday, July 9.

While the vendors have not set a reserve, the selling agents are indicating a price range of between \$9m to \$12m.