



Versatile grazing country at 'Kimball'

Tumut

ESCAPE to the highly sought after Tumut river flats on elevated grazing country with the latest property offering from Webster Nolan - 'Kimball'.

Enjoy abundant water and fertile soils this property offers the new owner with extensive frontage to the magnificent Tumut River, perfect for fishing in the renowned trout stream.

Covering 362.68 hectares (896 acres), the property is centrally located with Gocup Road frontage and is a 5 minute drive to Tumut and one

hour to Wagga Wagga.

Kimball offers excellent livestock water security with approximately 800mm - 32" annual rainfall, reticulated livestock water system, dams, lagoons and Tumut River frontage - with a 105ML irrigation licence.

Soil fertility offers outstanding productivity with the property ideal for cattle, prime lambs and fodder cropping.

The homestead offers 3 - 4 bedroom along with a two bedroom brick cottage.

Kimball is set for auction on November 30.

Tumut – Gundagai, South West Slopes, NSW

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"Kimball" Approx 362.74 Ha - 896 Acres



**A Productive Powerhouse – Versatile – Rainfall – Location – Reputation
Abundant Water & Fertile Soils – Highly sought after Tumut River Flats – Elevated Grazing Country
Extensive Frontage to the Magnificent Tumut River – A Renowned Trout Stream**

- Central location – Gocup Road frontage, Tumut 5 mins, Gundagai 15 mins, Wagga Wagga 1 hour 15 mins and Sydney 3½ hours.
- Highly fertile and versatile alluvial river flats and elevated grazing country.
- Excellent livestock water security approx. 800mm – 32" annual rainfall, reticulated livestock water system, dams, lagoons and Tumut River.
- Outstanding Productivity - Ideal for Cattle, Prime Lambs, fodder cropping.
- Over approx. 4 km Tumut River frontage – 105ML irrigation licence.
- 3 - 4 Bedroom brick homestead and 2 bedroom brick cottage.
- Steel cattle and sheep yards, machinery shed, shearing shed and silo.

"Kimball" is a highly regarded Tumut district property.

Productivity, fertile soils, water security and location are a few of the many features.

Detailed Information Memorandum available.

Auction: Tuesday 30th November 2021. AuctionWORKS Rooms, Mezzanine Level, 50 Margaret St, Sydney NSW 2000. Starting time 10.30am



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