

# INFORMATION MEMORANDUM



## “EMU TOPS” NOWENDOC



**323.74Ha or 800 acres of highly productive, deep chocolate basalt soils  
1050 m (asl) enjoying a temperate climate and 1100mm average  
rainfall.**

**3 permanent creeks plus 6 dams, strong fertilizer and pasture  
improvement history.**

**Steel cattle yards and fencing good steel shed and 4br WB home.**

**A great opportunity to acquire a productive, high rainfall, property in a  
favored area just over an hour to Tamworth with a very committed  
vendor ready to meet the current market.**

**AUCTION**

**11am Thursday 14th December 2023**

**Tamworth Community Centre Darling Street Tamworth**





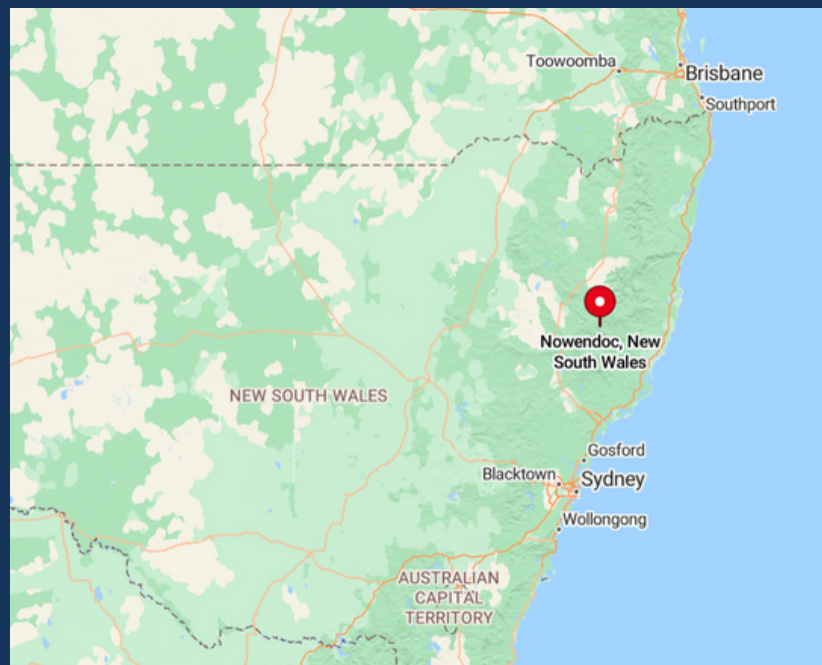
## Location

967 Tops Rd, Nowendoc  
NSW 2354

1hr from Tamworth

4.5hrs from Sydney

7.5hrs from Brisbane





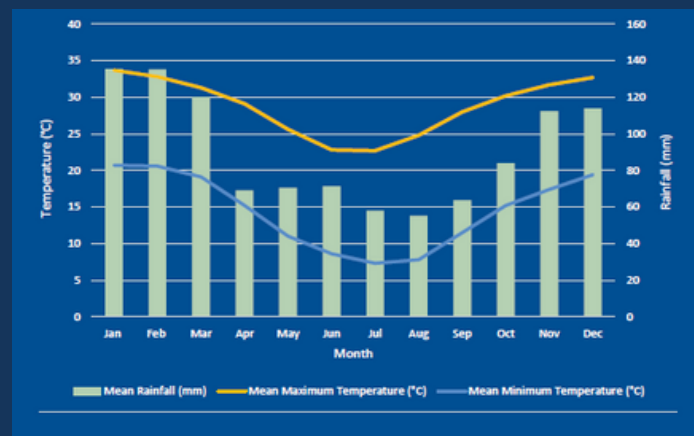
## Area:

323.74ha | 800ac

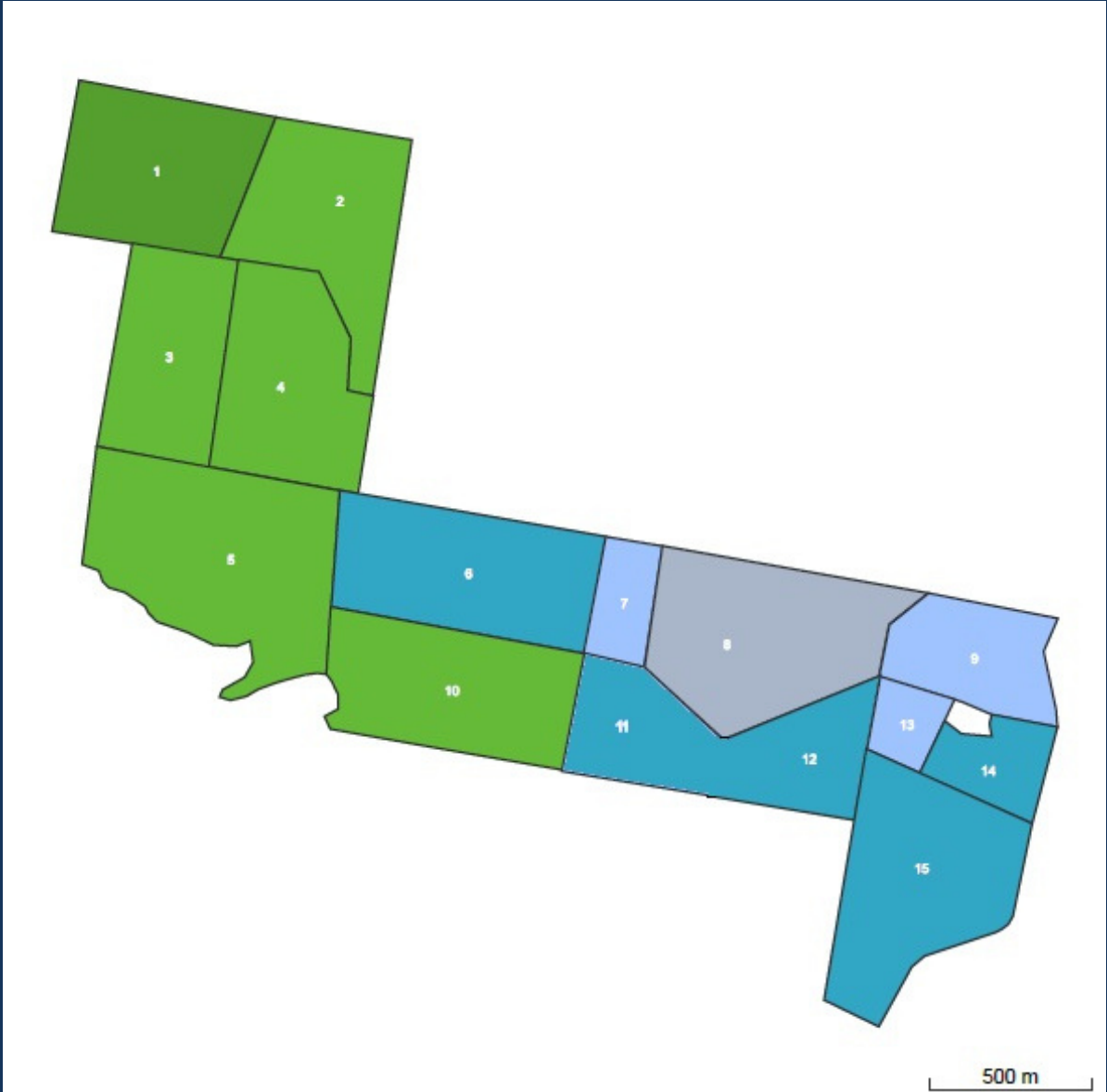


## Rainfall:

The closest Bureau of Meteorology (BOM) site for rainfall data is located at Nowendoc (Green Hills), this BOM site has been recording data since 1971. The site records an average annual rainfall of 1,089\* millimeters, the highest monthly average total received in January (135.5\* millimeters) and lowest monthly average total received in August (55.1\* millimeters). The rainfall distribution is summer dominant with almost half the annual rainfall falling between November and March. Although the climatic trend is similar to the BOM site, it is widely accepted locally that given the significant rise in altitude to the Property (120\* meters), Emu Tops also has a higher rainfall with local estimates in the 1,100\* millimeter to 1,125\* millimeter range.



# Property Map:



#	NAME	AREA (HA)	ARABLE AREA (HA)
1	Nick's	26.56	26.56
2	Purchase East	25.89	25.89
3	Cob's West	21.95	21.95
4	Cob's East	26.29	26.29
5	Kens	40.4	40.4
6	Middle Emu Tops	29.53	29.53
7	Dam Paddock	6.88	6.88
8	Bush Paddock	32.2	32.2
9	Bull Paddock	15.47	15.47
10	Old Weaning	28.12	28.12
11&12	Otherside/Underhill	28.44	28.44
13	Machinery	4.97	4.97
14	House Paddock	8.52	8.52
15	Road Paddock	31.57	31.57



# Pasture & Fertiliser History:

## EMU TOPS

### Pasture & Fert History

Since being purchased in late 2017 the whole place apart from the bush paddock has had 1 ton per ha of Lime spread in 2018, 2 ton per ha of feedlot manure spread in 2019 as well as a further 2 ton per ha again in 2022. All the pasture planted since 2019 has had a starter superphosphate at the time of planting.

Paddock	Area (ha)	Pasture	Year Planted
1. Nick's	26.56	Fescue & white clover	2022
2. Purchase	25.89	Fescue & white clover	2019
3. Cobs West	21.95	Rye Grass	2022
4. Cobs East	26.29	Fescue & white clover	2019
5. Kens	40.4	Rye Grass	2022
6. Middle Emu	29.53	Rye Grass	2023
7. Dam Pdk	6.88	Old Cocksfoot	
8. Bush Pdk	32.2	Timber	
9. Bull Pdk	15.47	Cocksfoot & Kikuyu	
10. Old Weaning	28.12	Rye Grass	2023
11. Otherside	14.42	Old Cocksfoot & natural grasses	
12. Underhill	14.02	Old Cocksfoot & natural grasses	
13. Yard Pdk	4.97	Old Cocksfoot & natural grasses	
14. House Pdk	8.52	Old Cocksfoot & natural grasses	
15. Road Pdk	31.07	Old Cocksfoot, Kikuyu & natural grasses	





## HOUSE

Comfortable Weather board home with colourbond roof, comprising 4 bedrooms, 2 bathrooms, lounge, large sunroom and office, slow combustion wood heater and electric kitchen. The home is set in established gardens. There is a meat house and storage room adjacent as well as a double garage with roller doors.



# Improvements:

## SHEDS

384sq meter steel framed high clearance shed enclosed on 3 sides with concrete floor with pallet racks on the back wall as well as a raised loading dock and work bench. 2 x concrete rainwater tanks connected. 2x 2000litre overhead fuel tanks adjacent to shed An older WB and iron dairy used as a saddle room and storage shed

## YARDS

All steel cattle yards 200 head capacity with 4 way drafting pound separate calf race and branding cradle, older Larford vet crush, loading ramp with double decker access via a graveled turning bay. Two newly fenced holding paddocks with water troughs.

## FENCES

Subdivided into 14 main paddocks 70% of the boundary and internal fences have been renewed in the past 4 years with all steel strainers and cattle rail end sections at corners and gate ways, galvanized fence posts some hinge joint, some 4 barbed wire plus one electric wire and some 5 plain wires plus one electric wire. The balance of the fences have been renovated by replacing strainers and gateways in most cases plus adding additional wire to the existing plain wire fences, all electrified from mains power at the cattle yards



## WATER

Very reliably watered by 3 permanent creeks serving all but 3 paddocks, these being The Coutawong Creek, Emu gully and Fern Gully. In addition, there are 6 dams, with 5 having all been built or enlarged in the last 4 years. One of these dams' gravity feeds to service the cattle yards, house and holding paddocks. There is also an electric pressure pump on a spring below the house as a back up.

**FOR SALE BY AUCTION**  
**14TH DECEMBER 2023**  
**11AM - TAMWORTH COMMUNITY CENTRE**

**FOR FURTHER INFORMATION**  
**CONTACT THE SELLING AGENTS**

**PURTLE PLEVEY AGENCIES**  
**ETHERIDGE PROPERTIES**

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\*Agent interest

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