

Carwell Station

Extensive native grasslands,
with pockets of diverse woodland habitat

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OF NEW SOUTH WALES



Carwell Station contains habitat for a potential 41 threatened species, such as the Blue-Billed Duck and Grey-Crowned Babbler, and notably over 70% of the property remains native grasslands. In addition, the property's indigenous heritage is still prevalent, with numerous artefacts and a scar tree recorded.

Carwell Station, is an 8071ha grazing property located 65kms north of Warren. The property has traditionally been utilised for the production of wool, sheep meat, beef and cereal crops, comprising of level, heavy grey self mulching Myall soils with small areas of red loam Rosewood soils.

Although historically managed as a mixed farming property, *Carwell Station* has retained its conservation values. The property contains two ecologically endangered communities including Weeping Myall Open Woodland and Coolibah-Black Box Woodland. Both communities are a part of the Darling Riverine Plains Bioregion which is the most under-represented bioregion in the State's public reserve system.

The original timber cottage stands as testament to a by-gone era alongside today's impressive homestead. Extensive accommodation facilities include a large air-conditioned three bedroom brick homestead along with two bedroom brick guest quarters and tennis court. The property also includes a manager's residence, jackaroo's quarters, 13 room shearer's quarters and kitchen, numerous other outbuildings and also accommodates an aircraft landing strip.



FOR SALE
\$5.5 million

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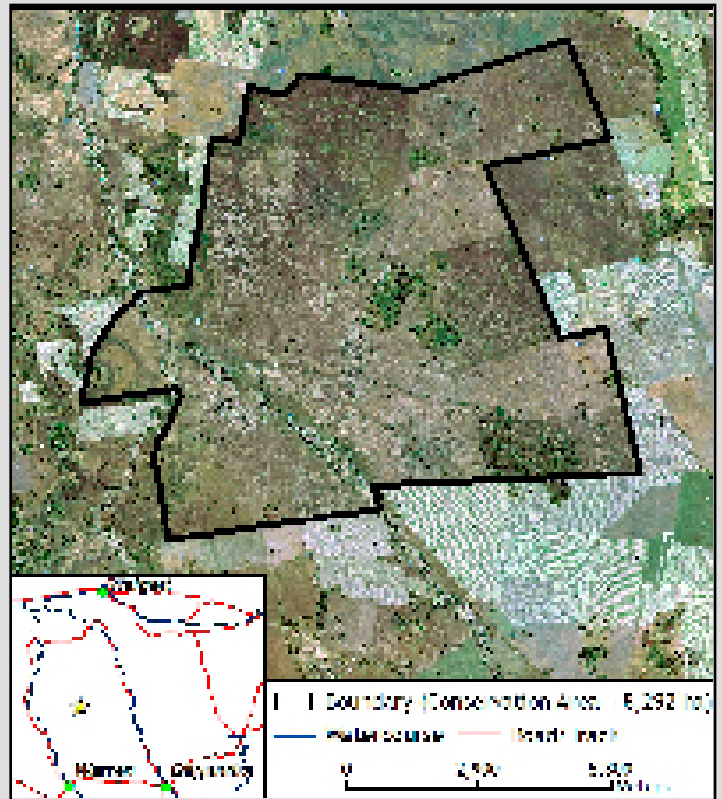
Carwell Station



Additional infrastructure includes a ten stand electric shearing shed with excellent sheep handling facilities attached, large steel machinery sheds and other outbuildings, plus nine 45 tonne and one 120 tonne grain silos. Fencing of the twenty paddocks on the property is of a good standard.

Carwell Station is exceptionally well watered for stock and domestic purposes with frontages to the Merri Merri and Back Creeks. Water on the property is also provided by four bores, bore drains and ground tanks and is piped to 14 concrete troughs with steel guards on concrete slabs.

Considerable conservation outcomes will be achieved in conjunction with sustainable, viable agricultural pursuits through strategic grazing of native pastures, direct drilling cereals into existing native and introduced pastures, controlled traffic farming and conservative stocking rates.



As the new owner, you will protect this property's conservation values in perpetuity by signing a conservation agreement and managing the land in accordance with a detailed plan of management specific to this property.

As part of its ongoing stewardship program, the Nature Conservation Trust will support and empower you into the future by offering free advice and guidance, backed up by on-site visits from experienced natural resource managers.



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