Slate Hill

Grassy woodlands providing habitat for the threatened Squirrel Glider and endangered Swift Parrot

nature conservation trust
OF NEW SOUTH WALES

Slate Hill is a 100ha property accessed directly off the Hume Highway, approximately 45kms north of the Albury CBD, and 5kms south-west of Woomargama.

It has spectacular 360° vistas, gentle slopes, quiet hidden valleys and old woodland trees. It is a stand out in the region due to its high native grass cover - its pasture has not been modified greatly or sown to exotic pasture.

Slate Hill has a good cover of nutritional wallaby and weeping grasses in fertile valleys with a mix of other native species on the slopes. The pasture has proved to be resilient after recent dry periods and is currently flourishing.

The hidden conservation assets of the property are within the soil. Large areas will be able to naturally regenerate. Whilst allowing for some new tree and shrub cover, the new owner will use strategic grazing to maintain a mosaic of habitats including areas of open grassy woodland favoured by a great diversity of birds.

The adjacent Blue Metal Travelling Stock Reserve is a hotspot for records of unique and rare wildlife, many of which also use the areas of bush on *Slate Hill.*

As a new owner you have the chance to increase their current habitat cover by over 100% and contribute to the long term survival and recovery of the local colony of Grey-crowned Babblers, Brown Treecreepers, Diamond Firetails, and Squirrel Gliders, amongst others.

FOR SALE
$285,000

For further information contact:
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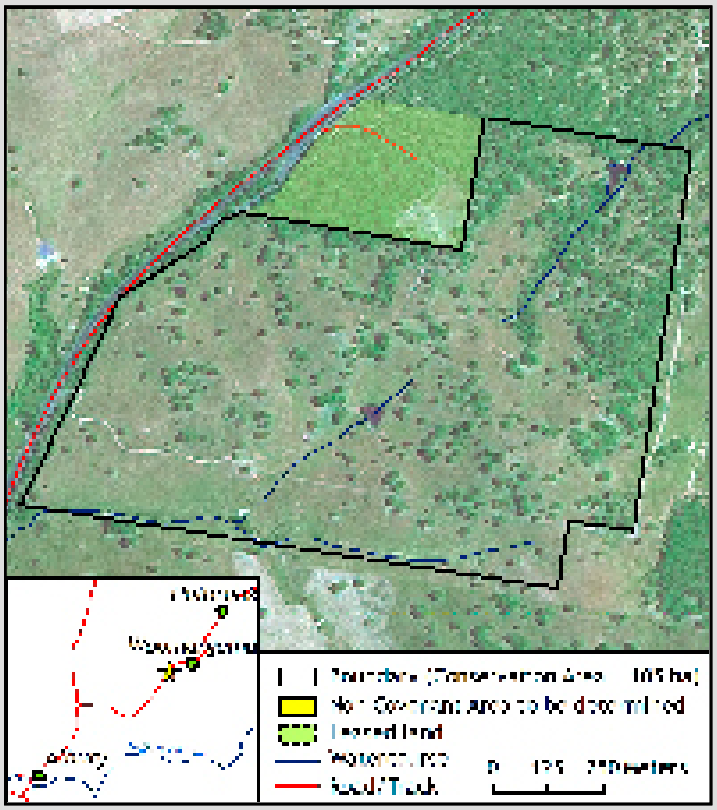
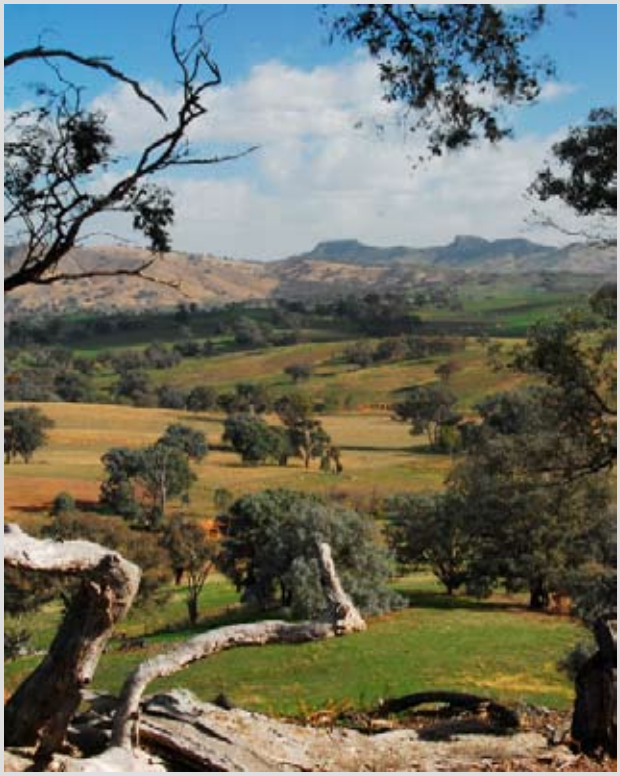
Slate Hill

This is a unique chance to own a small farm within the commutable radius of Albury, and demonstrate how a sustainable grazing regime can be used to maintain and enhance wildlife habitats.

The property is surprisingly diverse within its 100ha, with a variety of aspects, shelter and slope to choose a future house site area from, which will be excluded from the conservation area.

The land is capable of supporting a small mob of sheep or cattle under a rotational grazing system or via periodic agistment. The property is divided into 4 paddocks and comes with a licence over the adjacent 12ha Crown Reserve.





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.

Photo Credits: Property photos by Stuart Cohen; Squirrel Glider by Shannon Plummer; All other photos taken by the Nature Conservation Trust.

nature conservation trust
OF NEW SOUTH WALES

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