

March 22, 2022 amended

Hadley Sale – MD & JJ Anderson

93 Goulburn Street Crookwell 2583 Ph: (02) 48321056

Hadley Property 2274 Fullerton Road Fullerton (Lots 2 and 3). Lot 1 - Common Road

Valley and Mountain Views. Northerly aspect. Good yearly rainfall.

Refer Mud Map

**Hadley website Hadley Homestead & Farm:
www.beachandfarmholidays.com.au**

FEATURES & ADDITIONS:

- 2 separate lots, approx 250 Acres each. Separate contracts.
- Walk out Walk in
- Flat bottom Tinny secured above Diamond Hole, on bank of Abercrombie River, Crown Land

Lot 1

- Fig, plum, quince and walnut trees
- Cattle Yards and holding areas
- Quarry for road repairs
- Diamond Hole on Abercrombie River – access via walking from Eastern End of Lot 1

Lot 2

- Furnished house
- Old but comfortable house 2 slow combustion wood fires + fans
- UHF radio in kitchen with powerful antennae . Reach - to Diamond Hole
- 4 + double bedrooms plus 2 sunrooms with beds
- House recently re roofed and insulated
- Currently internal renovations in progress. (building material for interior house walls stored in shearing shed)
- New renovated bathroom with skylight
- 3 indoor toilets (1 needing repair to Cistern)
- TV with Signal Booster
- 240 volt power to house (Origin Energy)
- Termite control in place –recently checked. Report available. 12 Bait stations around house exterior.
- Multiple roof water tanks - 2 x 10,000L, 3 x 5,000 L concrete, 2 x 1,000 L plastic .
- Large (4 car) garage adjacent to house. Contents 1 Triumph Saloon Car, 2,500 cc T C. Mark 2, Collector item
- Shearers quarters. Water, electricity and sewer connected. The electrical key for house water pump located in entrance porch.

- 1 Longdrop (external), The Old Longdrop below rotary clothes line is a store for fuel, propane, petrol and diesel
- Outside house is Hunting Sink with hot and cold: waterTrigger Hoses stored in laundry/bathroom above in house
- Box Trailer in shed
- Silo - Oats for Yabbie food
- Multiple sheds
- Shearing Shed 3 stand, Sheep yards
- Storage of Oregon timber various sizes and lengths, spare doors, windows etc (in shearing shed)
- Separate entry for electricity meter readers (Newly installed gates located left of main entry double gates to "Hadley")
- Underground petrol tank (outside house paddock gate)
- Fossickers gold panning equipment in bathroom/laundry on old copper
- Chemical Store under house. (in old upright freezers) and hand/back spraying gear, drenches
 - Access to Abercrombie River via short bushwalk to Diamond Hole from Lot 1

Lot 3

- Large American Barn with large water tank (10,000 L), kitchen, sewer and bathroom facilities. Electricity via generator:
- Plug into special socket
- Proposed venture - Capturing and processing wild goats for abattoir. Electric fencing and mustering yards
- Planted forest of hardwood trees for furniture and flooring
- 3 Pig traps
- Abercrombie River access via Hadley Creek (spring fed)
- Long frontage on Abercrombie

General

- Cattle yards on Common Property Lot 1
- Overall Multiple dams (9-10, some Spring fed) and springs (5-6)

Future planning

- Spraying of tussock and blackberries booked for April 22

******* Greg, Please don't buy any cattle; could you arrange for a person with a ride-on mower to cut the grass surrounding the house?**

Geoff

March 23, 2022 amended