



MAKEHAM LIVESTOCK MARKETING

A scenic rural landscape featuring a calm pond in the foreground, surrounded by lush green grass and wildflowers. In the background, several large, mature trees stand prominently, and further back, a few farm buildings are visible under a clear blue sky.

# TONDALE

BETHUNGRA, NSW

PROPERTY SALE BY PRIVATE TREATY

# OVERVIEW

## THE PROPERTY

Tondale is a property capable of sustaining a number of farming activities, consisting of dry land grazing and lucerne production.

Tondale is suited to any farming enterprise, supporting a balanced farming and lifestyle routine. Tondale would cater greatly to any with an equestrian lifestyle dispose with its 3 horse paddocks and stable area.

## LOCATION

Based in Bethungra, approximately 65 km from Wagga Wagga and 24 km from Cootamundra NSW, the property benefits from highway access via sealed roads that offer numerous facilities and services to suit the farming and lifestyle balances.

## HOUSE

This property has yearly rates of \$2,216 and a Crown land lease at \$637.

It features town water access and additional storage with two 20,000-liter water tanks, alongside natural watering from dams and Wandalybingel Creek. The comfortable 3 bedroom home includes a 2 bay carport, reverse cycle air conditioning for year-round comfort, and a cozy wood combustion heater.

Tondale has seen a number of improvements including a 3 bay workshop with skillion, machinery shed, steel cattle yards with attached round yard and more. All blocks include water access via town-fed, tank water or dams and creeks.



# CURRENT PRODUCTION ENTERPRISE

This property features a blend of practical and equestrian amenities, including a three-bay workshop, machinery and hay sheds, steel cattle yards with a round yard, and four stables with a tack room.

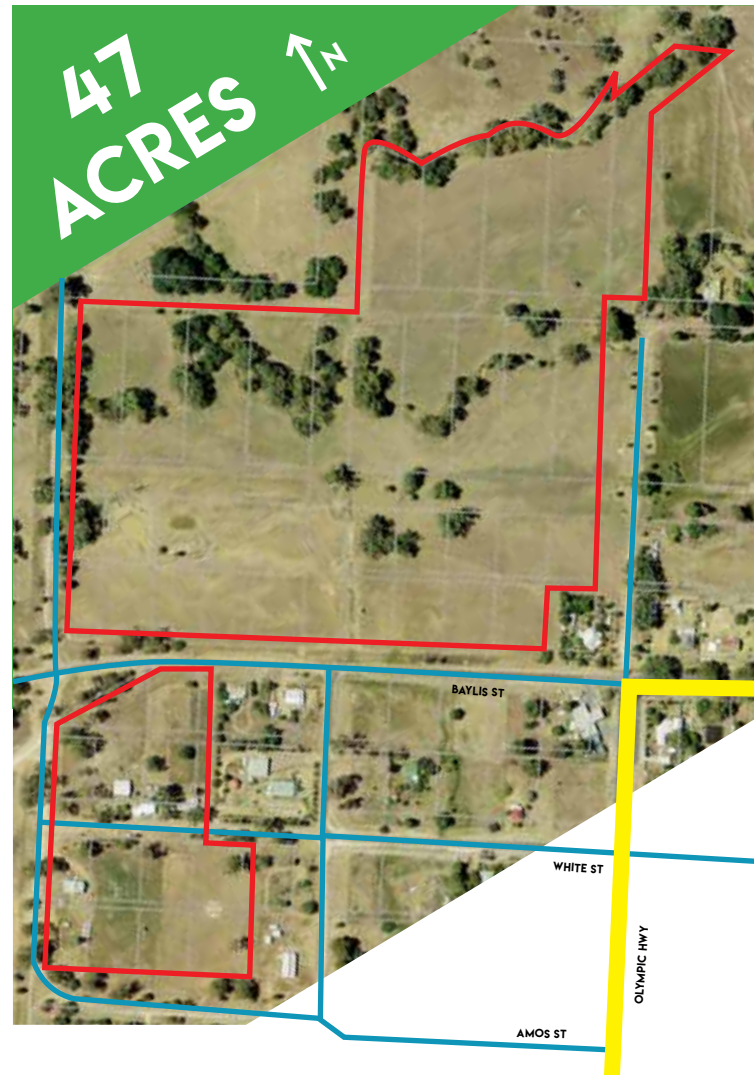
Currently utilised as a cattle fattening block, the property efficiently encompasses seven paddocks across two blocks, with three dedicated to horses and four for agriculture, offering a blend of livestock management and equestrian activities.

This arrangement offers a versatile property for various agricultural and leisure pursuits.

## Tondale operations 2024

- Approximately 47 acres
- Lucerne production
- 3 horse paddocks
- 4 main paddocks
- 3 bay workshop with skillion
- 4 horse stables and tack room
- Machinery shed
- Hay shed (3000 small squares)
- Steel cattle yards with attached round yard
- Access to town water, dam and seasonal creek water
- House block has town water connected with the additional water tanks - accesable tank water 2x 20,000 L
- Creek block watered by dams and seasonal Wandalybingel creek
- Fencing is of steel and intermediate timber posts
- 3 bedroom home
- 2 bay car port

This property allows for numerous subdivision potential if the purchaser desires. The unique configuration of the property ensures a harmonious balance between living spaces and agricultural functionality, making it an ideal setting for those who cherish the rural lifestyle without compromising on comfort or convenience.



Address	'Tondale' 41 White Street Bethungra NSW, 2590
Title Area	Total Area 47 acres
Local Government Area	Junee Shire
Rates	Junee Council - \$2,216 Crown land - \$637

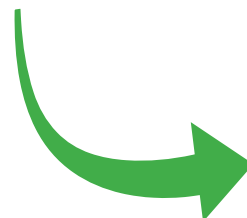
## SALES PROCESS

Tondale is offered via private treaty through Makeham Livestock Marketing.

Please contact Des Makeham through the details below for more information.

Des Makeham  
Email: [des@makehamlivestock.com.au](mailto:des@makehamlivestock.com.au)  
Phone: 0456 993 609

SEE MORE AT OUR WEBSITE.





## MAKEHAM LIVESTOCK MARKETING

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