

MAYFIELD

— COUNTRY ESTATE —

PREMIUM ACREAGES
BRAIDWOOD

371 MAYFIELD ROAD LARBERT NSW 2622



MAYFIELD COUNTRY ESTATE

Mayfield Country Estate is one of the largest rural land releases within the Braidwood area. This magnificent property sits on 6000 pristine acres of prime land in 33 parcels ranging in average size from 100 to 150 acres. A once in a lifetime opportunity to invest in lifestyle or agricultural pursuits.

A UNIQUE OFFERING

Mayfield Country Estate is a superb property with picturesque pastures, open plains, elevated plateaux, secluded sheltered valleys, wooded areas and kilometres of private tracks to explore. This idyllic haven is blessed with abundant water including crystal clear creeks, springs and 90 dams. Improved pastures and paddocks deliver an endless panorama of arable land. Each of the 33 parcels are freehold and fully surveyed, mostly with unrestricted titles and zoned to establish your dream country getaway.



KEY FEATURES

- Land parcels range from 100 to 150 acres
- Unrestricted freehold titles
- Surveyed and zoned to build
- Perfect for a country retreat, farm or dream home
- 12km of well-maintained central gravel road
- Suitable for multiple stock and agricultural activities
- 90 dams, springs and creeks
- Easy access to Braidwood, Canberra and Batemans Bay





A rare opportunity to buy land in a tightly held region

INFRASTRUCTURE

Access to land parcels is serviced by a well-maintained central 12 kilometre formed gravel road.



100-150 ACRE PARCELS

FREEHOLD

UNRESTRICTED TITLE

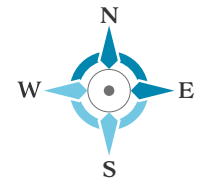
FULLY SURVEYED

FERTILE SOILS



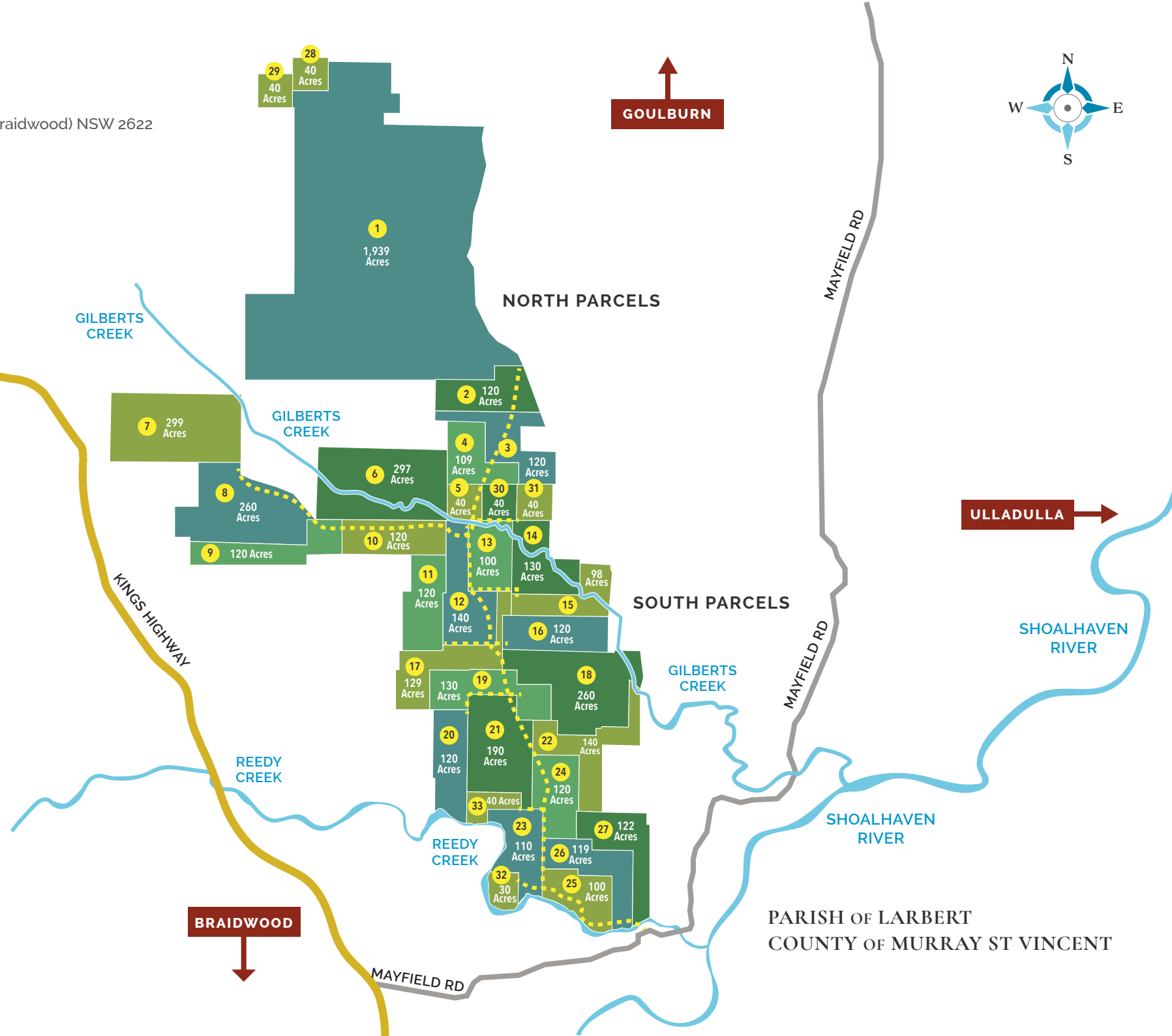
SITE PLAN

371 Mayfield Rd Larbert (Braidwood) NSW 2622



LEGEND

- LAND PARCELS
- CREEKS & RIVERS
- HIGHWAYS
- ROADS
- ACCESS ROADS



PARISH OF LARBERT
COUNTY OF MURRAY ST VINCENT

CENTRAL LOCATION

Mayfield Country Estate is located on the south eastern slopes of the fertile Southern Tablelands. It is a short drive to the vibrant tourist and agricultural township of historic Braidwood, a popular stop-off location travelling along the Kings Highway halfway between Canberra and Batemans Bay.

Braidwood	17 min (21 km)
Bungendore	25 min (27 km)
Canberra	1 hr (74 km)
Batemans Bay	1 hr (76 km)
Goulburn	1 hr (80 km)
Snowy Mtns	2 hrs (136km)
Wollongong	2.5 hrs (210km)
Sydney	3 hours (280 km)

*Note travel times and distances are approximate.



PLACES TO EXPLORE

Enjoy fresh clean country air, relaxed lifestyle and natural surroundings while being a short drive to all the amenities offered by local townships of Braidwood and Bungendore. Metro services and world class facilities of Canberra or the sun, surf and sand of South Coast beaches are just an hour away and less than 2 hours to the Snowy Mountains.



BRAIDWOOD - 17 mins



CANBERRA - 1 hour



BUNGENDORE - 25 mins



BATEMANS BAY - 1 hour



MOLLYMOOK BEACH - 1.5 hours



SNOWY MOUNTAINS - 2 hours

HISTORIC BRAIDWOOD

One of the prettiest towns in NSW, Braidwood has maintained its strong sense of heritage dating back to 19th Century gold rush days through its Georgian architecture. This creative centre has become a haven for artists, designers, craftspeople and writers. Fresh organic produce including prized rare truffles, local wines and garlic production is building a reputation as a 'foody town' with regular festivals and markets.



AMENITIES

- IGA supermarket & liquor
- Gourmet produce
- Bakeries
- Cafes and restaurants
- Braidwood Hotel
- Royal Mail Pub
- Serviceman's Club
- Golf course
- Bowling Greens
- Braidwood Racecourse
- Swimming Pool
- Antiques and Crafts
- Bendigo Bank
- Braidwood District Hospital
- Medical Centre & Chemist
- Three Schools

QUEANBEYAN-PALERANG REGION

Queanbeyan-Palerang is the premiere regional agricultural area in south-east NSW. The region with its fertile soils is renowned for cattle, wool and sheep production, feed and cereal crops, flowers and nurseries.

- Region operates as a satellite or dormitory suburb of Canberra population 472,000 people
- One of the fastest growing councils in regional NSW with its population to grow to around 76,000 by 2031
- Two out of three Queanbeyan-Palerang workers are employed in the ACT
- Predominance of public service jobs and relatively high levels of education among its workforce
- High weekly incomes compared to regional NSW
- Access to a range of cultural, educational, scientific and social institutions offering advice and partnerships

GRP \$2.77 billion <small>NIEIR 2022</small>	Population 64,189 <small>ABS ERP 2022</small>	Local Jobs 19,787 <small>NIEIR 2022</small>
Largest Industry Construction <small>NIEIR 2022</small>	Local Businesses 5,404 <small>ABS 2022</small>	Employed Residents 38,390 <small>NIEIR 2022</small>

AGRICULTURAL PRODUCTION

Queanbeyan-Palerang Regional Council Area

COMMODITY	VALUE
Cereal crops	429,856
Crops for Hay	2,226,038
Eggs	294,534
Grapes (wine & table)	4,001
Livestock slaughterings	31,364,780
Milk	20,673
Nurseries & cut flowers	1,380,543
Nuts	728
Other broadacre crops	670,417
Other fruit	71,956
Vegetables	39,628
Wool	4,367,377
Agriculture - Total value	\$43,063,660

LIVESTOCK & AGRICULTURE OPPORTUNITIES

Mayfield Country Estate offers excellent opportunities for breeding cattle, sheep, alpacas, horses, growing fruit trees, cultivating organic vegetables, establishing an olive grove or vineyard. This superb property offers a combination of level to undulating country with deep fertile soil complimented with year-round water. Mayfield Country Estate's accessible location and rich resources make it possible to produce outstanding crops and raise prize-winning livestock. Being only an hour to Goulburn and less than 90 minutes to Yass provides nearby access to diverse livestock markets and agricultural services.



Mayfield features naturally grassed fertile pastures and paddocks



Mayfield's deep fertile soils are ideal for cultivating organic produce

HORSE AGISTMENT AND EQUINE OPPORTUNITIES



Explore the natural wonders of Mayfield on horseback

ALL YEAR ROUND WATER

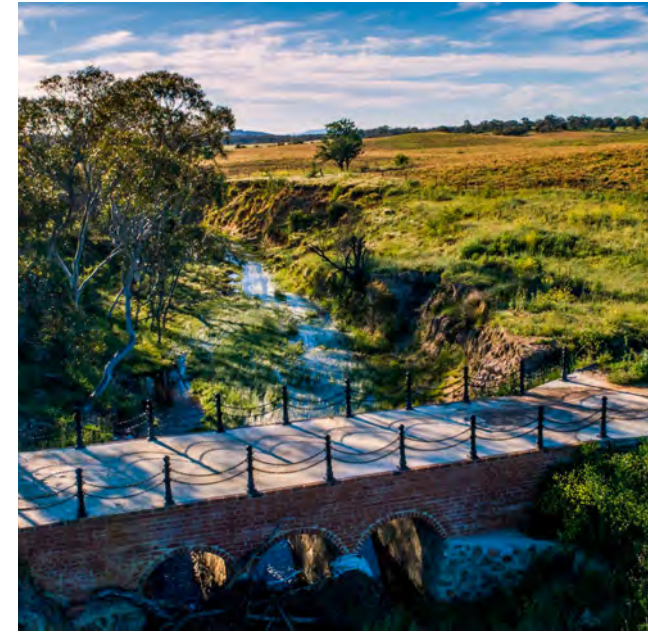
Mayfield Country Estate boasts a plentiful water supply with approximately 90 dams spread throughout the property. Some are fed by water conservation works undertaken by previous owners. Reedy Creek borders the southern boundary and Gilberts Creek traverses the property in the northern sector providing reliable sources for agricultural purposes.



REEDY CREEK



90 DAMS



GILBERTS CREEK

CLIMATE

Summers are comfortable and partly cloudy with winters cool to cold with mostly clear skies. Over the course of the year, the temperature typically varies from 1°C to 25°C and is rarely below -3°C or above 32°C.

WARM SEASON 1 December - 13 March

Average daily high temperature above 22°C. The hottest month of the year is January, with an average high of 25°C and low of 13°C.

COOL SEASON 26 May - 28 August

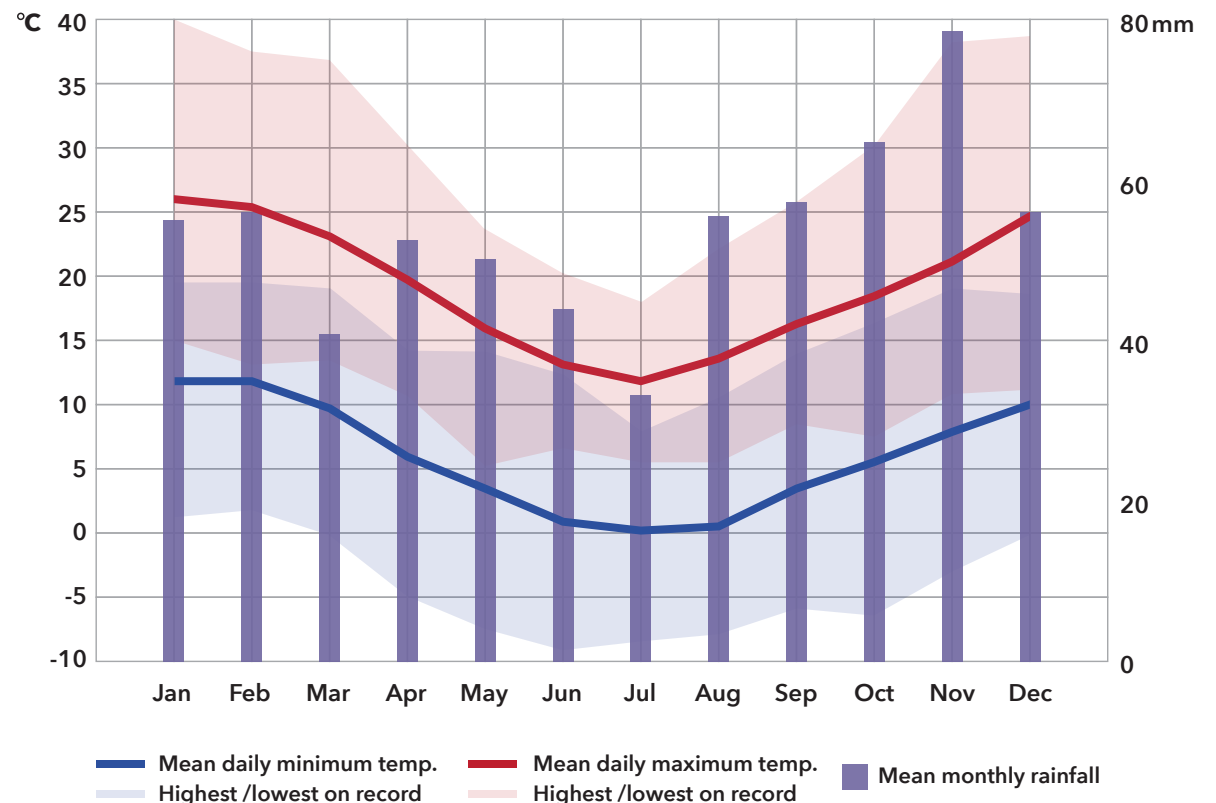
Average daily high temperature below 14°C. The coldest month of the year is July, with an average low of 2°C and high of 11°C.

RAINFALL

Rain falls throughout the year. The month with the most rain is February, with an average of 71 millimetres. The least is in August, with an average rainfall of 44 millimetres.

GROWING SEASON

The growing season typically lasts for approximately 8 months from around early September to late May.



Australian Farmland Values 2022

Executive summary

The median price per hectare of Australian farmland increased by 20 per cent in 2021 to \$7,087 per hectare. This was the largest year-on-year increase in dollar terms in the last 27 years and the largest rise in percentage terms since 2005. The national median price has now increased for eight consecutive years, in which time it has risen by 123 per cent.

While the recent growth cycle captivates attention, it is important to understand the longer-term perspective of growth in farmland values. Strong growth in 2021 lifted the 20-year compound annual growth rate (CAGR) to 8.4 per cent. This is a lower growth rate compared to the last five years which had a CAGR of 12.5 per cent. However, the longer-term growth in farmland values has performed incredibly well compared to other asset classes. Firstly, growth in farmland values has exceeded residential property prices in Australian capital cities which has a lower growth rate of 5.4 per cent over the last 18 years where data has been published. Farmland value growth also outperformed the ASX200 over the last 20 years which has CAGR of 4.0 per cent.

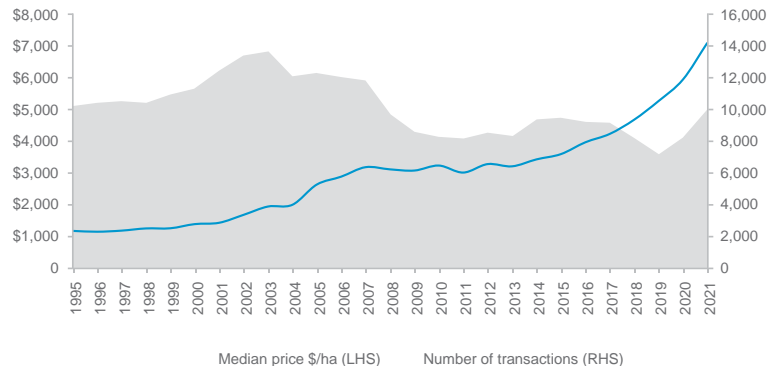
Across the states in 2021: Western Australia, Queensland and Victoria all recorded growth of more than 30 per cent in median price per hectare. This was only the third time since 1995 that more than one state or territory had recorded annual growth of over 30 per cent. Median price growth was more modest in South Australia, Tasmania and New South Wales while the Northern Territory recorded a decline.

In addition to strong price growth in 2021, it was a more active market as the number of farmland transactions in Australia increased by 22.5 per cent to 10,032. This was the largest annual increase in transaction volume in the last 27 years. In the last two years the number of transactions has increased by 40.3 per cent to fully recover from the drought-induced record low of 2019 taking the number of transactions to its highest level since 2007. Farmland transactions in 2021 equated to a total of 10.8 million hectares of land traded at a record high combined value of \$15.6 billion.

The Rural Bank Australian Farmland Values report draws on more than 270,000 transactions, accounting for 327 million hectares of land traded with a combined value of \$183 billion since 1995. Analysis of these results are broken down across 29 regions and over 350 municipalities in regional and rural Australia.

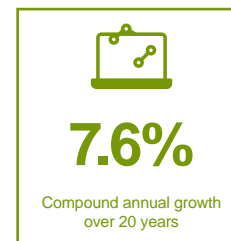
	2021 year-on-year median price growth	2021 year-on-year transaction volume growth
NSW	8.3%	29.4%
QLD	31.3%	35.7%
SA	8.4%	14.9%
TAS	7.6%	-15.2%
VIC	30.4%	12.8%
WA	36.3%	-6.0%
NT	-18.0%	96.6%
National	20.0%	22.5%

Australia – historic performance

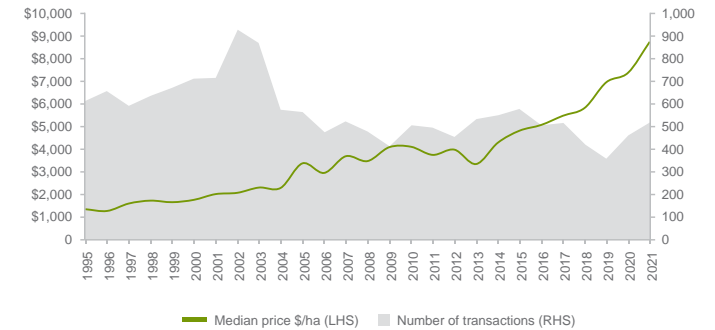


NSW

South East



South East – historic performance



The median price per hectare of farmland in South East New South Wales increased 18.6 per cent in 2021 to a record \$8,761/ha, the eighth consecutive year of growth. This makes the region one of the most consistent performing areas in terms of median price growth across the state over the past 10 years. This rise saw the five-year CAGR increase to 11.5 per cent. All municipalities within the South East region recorded year-on-year growth with the exception of Bega Valley, Eurobodalla and Shoalhaven.

The number of transactions within the South East region increased by 12.3 per cent to 519 in 2021, the largest number of transactions recorded since 2015. Transaction volume continued to rebound following the near record low number of transactions seen throughout 2018 and 2019 when the state was in the midst of drought. All municipalities with the exception of the Yass Valley recorded an increase in transaction volume as a result.

The region saw a greater proportion of higher priced transactions in 2021. Transactions priced above \$10,000/ha accounted for 45 per cent of the region's sales in 2021, up from just 34 per cent in 2020. This increase in higher priced transaction coupled with a 24 per cent decline in the number of transactions priced below \$2,500/ha contributed to the region's median price shifting higher.

An increase in transaction volume was seen across all parcel size ranges in 2021, with the price per hectare of all parcels sizes also rising – with the exception being the 50–150 hectare range which declined 5.4 per cent. The proportion of transactions across the various parcel sizes remained relatively similar to 2020 with the 30–50 hectare range totalling 33 per cent of all transaction in 2021, down from 37 per cent in 2020. This small decrease in the proportion of smaller, more expensive parcels of land was offset by a significant increase in the median price per hectare of 35 per cent. Notably, the 250 hectare and above parcel size range recorded a significant jump in the median price, with a rise of 62.5 per cent in comparison to the prior year.

From the field

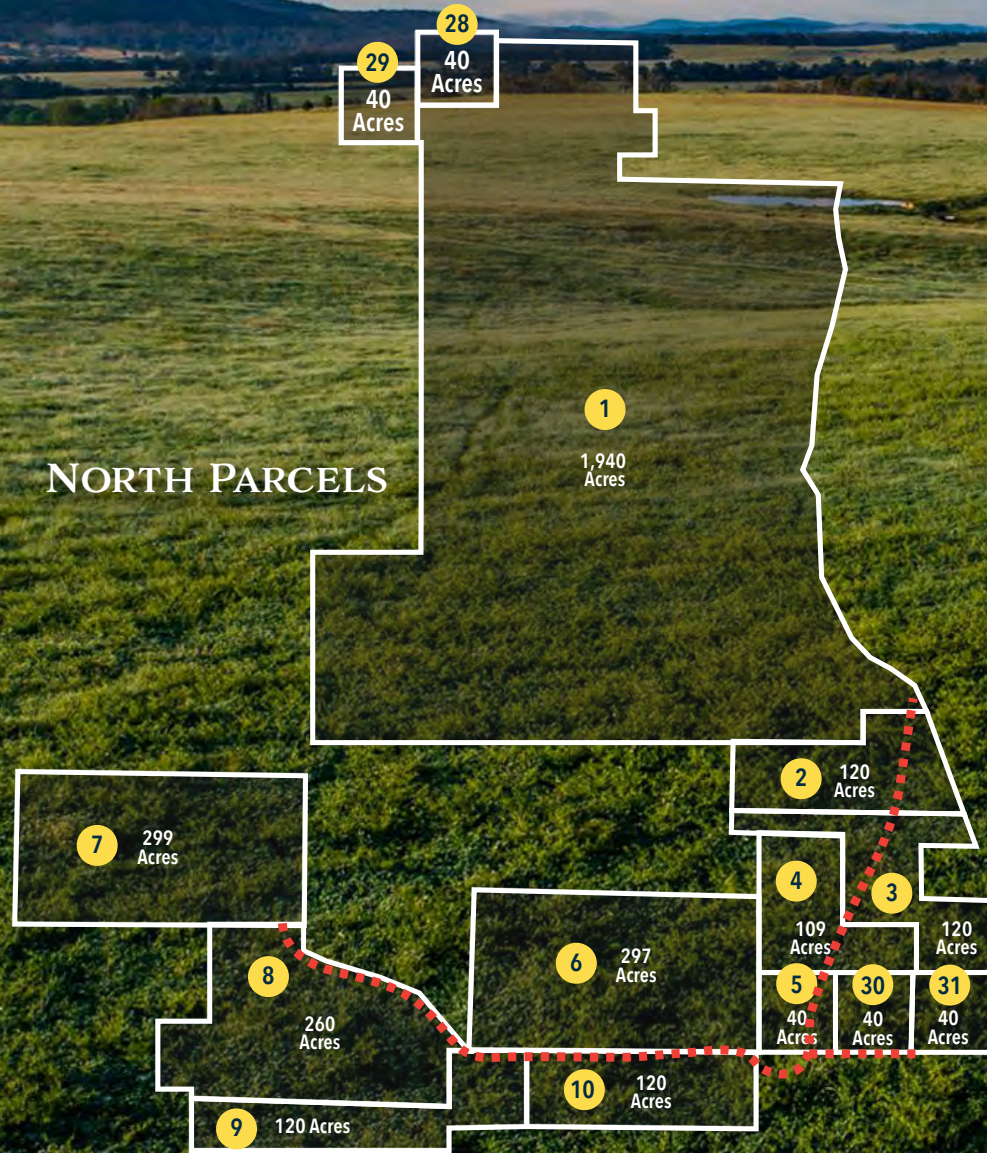
"The number of large sized properties going to auction in 2021 fell short of demand. As a result, there was a high level of competition for these properties with many being sold before auction. 2021 also saw a lot of buyers looking to move out from Sydney and Wollongong with many smaller acreages changing hands. If commodity prices and interest rates hold, expectations are that farmland values will continue to see strong growth with a bounce back expected in the south-east coast property market as it regains strength following recovery from the 2020/21 bushfires."

John Scarlett, Rural Bank, Goulburn.

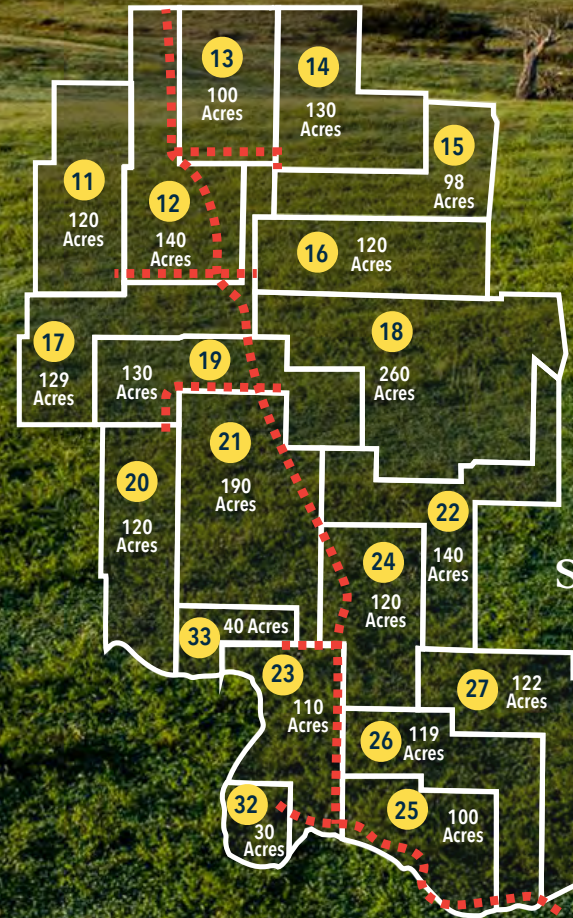
Commune with nature and enjoy the flavour of life



NORTH PARCELS



SOUTH PARCELS



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371 MAYFIELD ROAD LARBERT (BRAIDWOOD) NSW 2622



a perfect PLACE to start, SPEND, and END the day



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