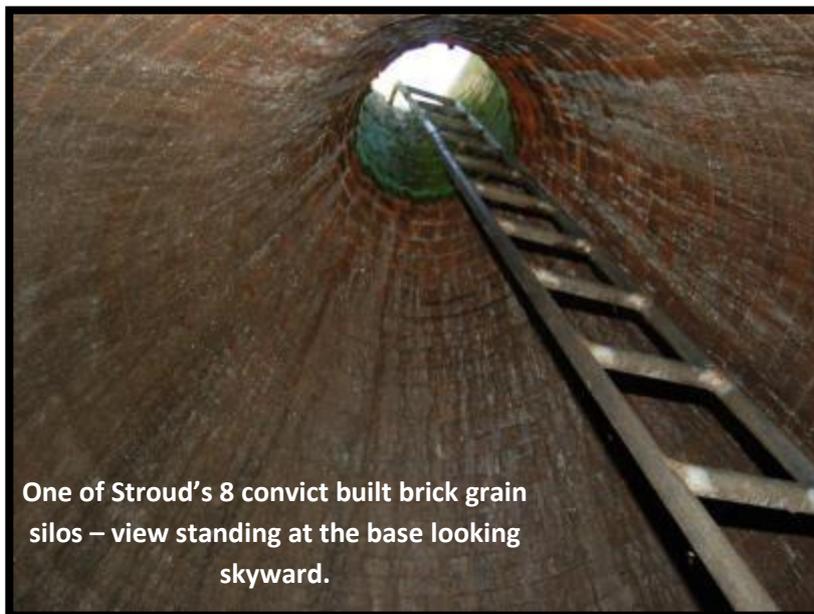




RURAL & RESIDENTIAL  
**PROPERTY**  
Newsletter 6 / 2010

## “The Pioneer”

*Denise Haynes - 'R & R' Rural and Residential Property*



One of Stroud's 8 convict built brick grain silos – view standing at the base looking skyward.

The Stroud District – established in 1826, owes its origins to the Australian Agricultural Company which was a private commercial enterprise, set up in London in December 1824. The Company was granted 1 million acres in central NSW and subsequently set up its first Headquarters in Carrington on the Northern Shores of Port Stephens in January 1826. All told the Port Stephens Estate covered almost 500,000 acres and extended as far as the Manning River (Taree).

Originally it was intended to breed sheep for wool. In turn sheep, wheat, maize, barley, tobacco and silk were all tried with limited commercial success in the Company's early years. Generally the countryside coupled with high rainfall proved unsuitable for the intended purpose and eventually further Estates were taken up at Warrah (Liverpool Plains) and the Peel River (Tamworth) which proved much more suited for wool growing.

One of the stark reminders of these times of agriculture in Stroud is the prominent feature known as Silo Hill. The summit is not only a fantastic picnic spot with views over the village and surrounding mountains, but somewhat surprisingly, it holds 8 underground grain silos in its belly.

In 1841 the Australian Agricultural Company had their convicts build the 8 bottle shaped structures with locally made bricks to store the grain from their wheat harvest. Each silo is approx 6m deep and 4.8m wide. Collectively the silos were capable of holding 10,000 bushels of grain and apparently the structures proved most effective in keeping out pests such as weevil and fly moth which often destroyed the wheat grain.

Seven of the eight silos are now capped but it is worth taking the time to peek down into the last viewable one. Step back in time and marvel at the ingenuity of our hard working pioneers.

**Denise Haynes - 'R & R' Property - 02 4994 9123**

**[www.randrproperty.com.au](http://www.randrproperty.com.au)**





**SOLD**

**15 Lowrey St, Stroud**

**\$250,000**

2-3Bdm weatherboard home on approx 1000sqm. Quiet location, but walking distance to town centre.



**SOLD**

**"Blue Meadows" 52 Memorial Ave, Stroud**

**\$350,000**

5Bdm weathertext home on approx 2 acres in Rural Setting but close to town centre.



**SOLD**

**3 Bridge St, Stroud**

**\$435,000**

4Bdm brick & tile home on approx 1.2 acres. Creek boundary. In town centre. Quiet street.



**SOLD**

**2390 Main Rd, Booral**

**\$499,000**

3Bdm weatherboard home on approx 52 acres. Machinery shed, round yards, large dam & creek

## NEW LISTINGS...



**9 Stroud St, Allworth**

**\$279,000**

3Bdm brick & tile home on approx 784sqm dual access block. , Family & Formal Lounge rooms. Attached single lockup garage with internal access door. Floor tiles through living areas. Bathroom with shower & bath. Low maintenance home with modern kitchen. Large color bond shed with access from back lane as well. Fully fenced back yard. Best of all it is a short walk to the beautiful Karuah River.



**"Hollydene" 39 Berkeley St, Stroud**

**\$290,000**

2-3Bdm home with New Kitchen, Separate Dining Room, Dining Area, Office, Polished Timber floorboards throughout, Freshly Painted throughout, Completely Rewired, 12 ft Ceilings, Solid Timber Doors and Windows, Stain Glass Features, Bathroom in Good Condition, Approx 1669sqm cnr block with front & side access. Fully fenced. Rural & Creek outlook. In town.



**"Eagle Ridge" 86 Conger Rd, Girvan**

**\$510,000**

Approx 230 acres of mainly timbered property. Approx 30 acres cleared. Perfect for camping with an existing setup. Tracks and trails throughout. 2 x Semi-permanent creeks. Pockets of rainforest. Wildflowers in abundance. 3 x dams. Power to the front boundary. Telephone connection available.



**"Rosfred Station" 1215 Stroud Hill Rd, Nooroo**

**\$750,000**

4 Bdm plus study or 5<sup>th</sup> Bdm brick & tile home set on approx 167 acres of undulating country. Mainly cleared, with 5 dams for stock watering. Home is set on a hill top location and includes lge In ground salt water swimming pool and entertaining area. Large 3 phase powered machinery shed, 3 x stables, holding yards, cattle yards & race. Approx 10mins between Stroud & Dungog.



**"Alderley" - Booral**

Expressions of Interest over

**\$825,000**

3Bdm weatherboard home on approx 100 acres. Tranquil location with lovely views. In ground swimming pool. Wide wrap around verandahs. Approx 70% cleared. Fully fenced and with 3 internal paddocks. 3 large dams. Access to creek. Lge powered machinery shed with concrete floor. Attached guest flat. Timber cattle yards & race.



**"Rosfred Homestead" - Stroud Hill Rd, Nooroo**

**\$1,488,000**

4Bdm brick & tile 2 storey home set on approx 265 acres. Separate guest bunkhouse. In ground salt water swimming pool. Tennis court. Stables. Cattle yards & race. Machinery shed & garage. 5 dams. The home has been constructed to take advantage of the 360 degree views. Includes billiard room & library, 3 living areas, modern kitchen. Timber features throughout. Stunning property. Approx 10mins between Stroud & Dungog.