Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"AVOCA" 105 Presses Rd, Willow Tree, NSW 2339

Sold - $3,650,000

Other 3 2 4









"Avoca" Productive Liverpool Plains Grazing Opportunity

Auction 12pm Saturday 1st August
Warrah Hall located on the corner of Warrah Creek Road & Swinging Road Warrah

Open for Inspection

By Appointment.

Positioned just 8 km from Willow Tree in the renowned Liverpool Plains, "Avoca" presents an outstanding opportunity to secure a highly productive grazing property spanning approximately 989 acres
The property comprises gently undulating to low hill country featuring predominantly rich black basalt soils, complemented by a smaller area of red basalt country. Selective clearing has created an attractive balance of productive grazing land and scattered stands of white box and stringy bark timber.

Approximately 80 hectares are suitable for cultivation, while the balance supports a quality mix of native pastures enhanced with clovers and ryegrass, providing excellent year-round grazing potential.

Water security is a major feature of Avoca, with an extensive reticulation system distributing water efficiently throughout the property. Water is supplied via two bores, a creek, seven dams and multiple storage tanks, ensuring reliable stock water across the farm.

The property is well suited to livestock production.

Importantly, Avoca also offers genuine upside for purchasers prepared to roll up their sleeves and further enhance the holding. Opportunities exist to reconstruct sections of internal fencing and reinstate former cultivation areas, providing scope to further improve productivity and add value over time. Significant stretches of boundary fencing have already been replaced, with additional sections remaining to be completed.

Structural improvements include a comfortable three-bedroom home set amongst established gardens, a large powered steel workshop and machinery shed, garage and two sets of cattle yards.

While the homestead would benefit from some cosmetic updating, it enjoys a beautiful setting and offers the foundations for a truly exceptional country home.

Combining fertile basalt soils, reliable water, quality infrastructure and a highly desirable location, "Avoca" presents an opportunity to acquire a productive Liverpool Plains grazing property with immediate functionality and considerable future potential.

Listed By
Stephen Johnston

Listing Number: 3540750

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.