




**1815 Hillview Rd, Uralla, NSW 2358**

**\$5,800,000**

Rural Farm 6  1  6 



## VERSITILE GRAZING IN A GREAT LOCATION

This approximately 536.07 hectare (1324 acre) property is situated 25km south-east of Uralla and 50km south of Armidale. Consisting of undulating basalt and traprock soils, the property is suitable for a variety of livestock enterprises.

The property boasts a reliable water supply with 23 dams, spring water and double frontage to the Mihi Creek. A bore supplies water to the improvements.

The fencing is in excellent order, with 11 main paddocks and 6 holding paddocks.

Improvements include a six bedroom weatherboard home with large living areas and two wood heaters.

The well maintained four stand shearing shed adjoins the machinery shed. There is a second machinery shed, a hay shed and numerous older storage sheds.

The timber and steel cattle yards include a loading ramp and head bale. Two sets of strategically placed sheep yards allow for easy access, while the centrally located yards include a covered race and a converted container for storage and meal breaks. The owner estimates a carrying capacity of approximately 250 cows and calves.

Contact the agents to arrange a suitable inspection time.

DISCLAIMER:"The above information has been supplied to us by the Vendor and other sources we believe to be reliable. We do not accept responsibility to any person for its accuracy and do no more than pass this information on when advertising the property. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate."

### Open for Inspection

By Appointment.

### Property Features

- Excellent water with dams, creek and springs
- Well maintained fencing
- Reliable rainfall

### Listed By

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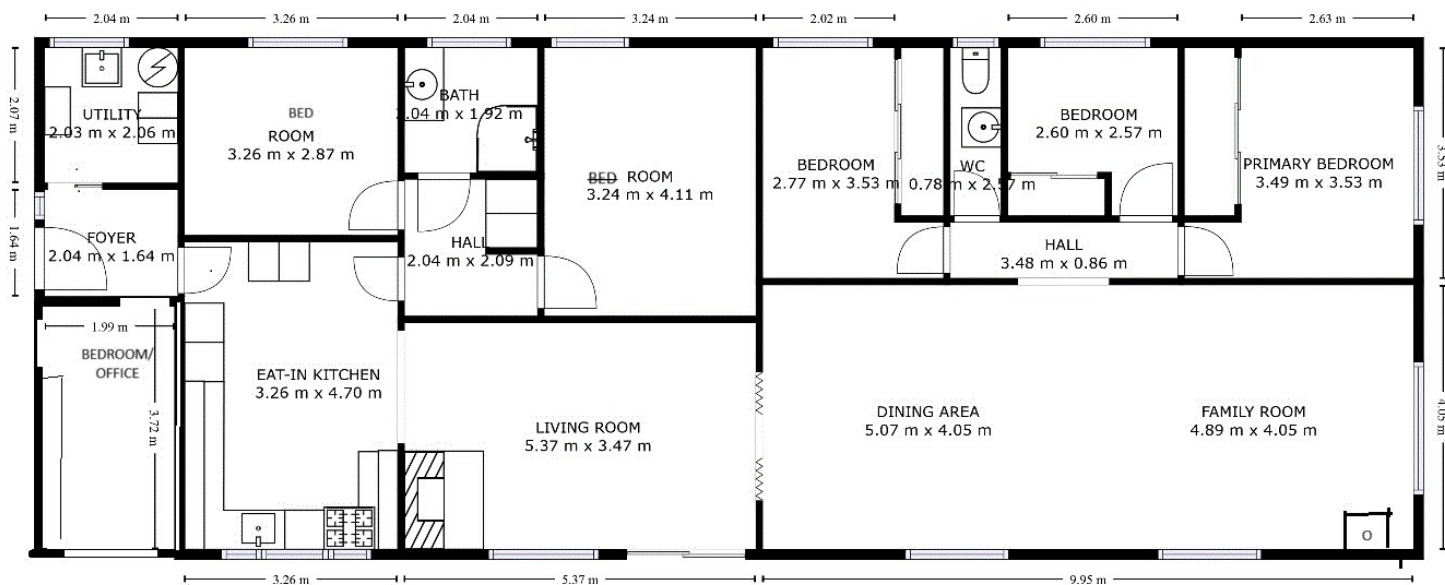
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Craig Waters

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## Floorplan



### 1815 HILLVIEW ROAD SALISBURY PLAINS

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.