

210 Stock Route Rd Via Murrur , Blandford, NSW 2338

Sold - 18/03/2021

Other 4 1 1 1



Rural lifestyle at its best & beautiful views of Murrurundi

Location: Situated at 210 Stock Route Rd, Blandford. The property is 2.8km from Blandford, 10km from Murrurundi, 34km north of Scone & 102km south of Tamworth.

Area: 190 Hectares / 469 Acres.

Improvements:

- 4 bedroom brick home with a large kitchen and living room. It has a separate single garage and landscaped gardens.
- 1 bedroom separate cottage with living room, kitchenette and bathroom perfect for the extended family or potentially lease as a separate source of income.
- Set of timber cattle yards with a crush and steel loading ramp.
- 4 machinery and storage sheds close to the home along with a larger 4 bay machinery/hay shed.

Services: Includes electricity connection to house, cottage and one of the machinery sheds, mobile telephone reception over the property. Blandford Primary school is approximately 2.8km away and a school bus is available from Blandford to Scone for other primary and high school options. Mail deliveries are provided 5 times a week.

Country: The property runs from Stock Route Road on the northern boundary leading into soft undulating paddocks to beautiful views of the valley. The property is predominantly cleared with shade trees and some small pockets of thicker treed areas. The soils range from heavier dark to red basalt soils and the timber comprises mostly of Box, Apple, Red Gum and Stringy Bark.

Water: The property's water supply is from a reliable hole in the Pages River which held up through the drought. The water is then pumped into a 130,000L tank which then gravity feeds to 9 troughs throughout the property. The property has 4 dams and approx. 45,000L rainwater tank for the house.

Stocking Rate: In an average season the property would run approx. 100 trade cattle or 60 cows and calves.

Rainfall: Rainfall is an average 26"- 28" per annum or 650-700mm.

Fencing: The property is well fenced throughout and is split into 7 main paddocks.

Listed By

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