

**'The Oaks' Segenhoe Rd, Aberdeen, NSW 2336**

**Sold - 18/12/2020**

Other



## Prime irrigation on the mighty Hunter River

Under instructions from Receivers and Managers we present to the market, The Oaks, along with approximately 1,353ML\* of exceptional Hunter River and aquifer water.

### Open for Inspection

By Appointment.

The Oaks is highly regarded for its deep rich alluvial soils which are equally suited to cropping, intensive livestock production and equine enterprises.

The property has extensive Hunter River access of approximately 1.8km\*, on the southern border, along with five pumps housed in four separate sheds.

The irrigation includes three centre pivots, covering approximately 61\* hectares (150\* acres) with mains pipes and hydrants for further expansion or reconfiguration.

Accommodation includes two brick veneer residences and a timber cottage, which all have their own separate driveway access.

Structural improvements include a large hay and machinery shed, concrete bunker and separate garage accommodation.

A standout feature of the sale is the large quantity of Hunter River water licences with high allocation history over many years.

Water licences for sale include:

- \* 501ML Hunter River (General Security)
- \* 87ML Hunter River (General Security)
- \* 282.54ML Hunter River (Supplementary Water)
- \* 483ML Aquifer (General Security)

The Oaks is conveniently located only 15min\* to Scone, 18min\* to Muswellbrook, 3hr\* to Sydney and under 2hr\* to Newcastle.

The sale offers an exceptional opportunity to buy into a district surrounded by world class equine and cattle studs with renowned vineyards and wineries nearby.

### Listed By

Hamish Firth  
Phone: (02) 6545 1377  
Mobile: 0417 542 490

