

'Narelle P 50 Segenhoe Rd, Aberdeen, NSW 2336

Sold - 9/07/2021

Cropping



One of the Upper Hunter's premier irrigation properties

NARELLE PARK, ABERDEEN NSW

Narelle Park offers an excellent opportunity to purchase approximately 66.63 hectares (165 acres) of prime alluvial soils on the banks of the mighty Hunter River. The sale includes Hunter River water licences, hay and storage sheds, dairy infrastructure, town water supply and an extensive irrigation network.

Narelle Park was once a part of a much larger and highly regarded commercial dairy operation but is now being sold as a smaller stand-alone property.

The dairy comprises a 30-a-side swing-over Herringbone with an in-parlour feeding and automated drafting system which had a milking capacity of approximately 200 cows per hour when in operation.

The topography of the land is near level, of which, approximately 90% is considered arable and suitable for cropping, livestock, or other enterprises.

The current land use zoning is RU4 Primary Production Small Lots and the minimum subdivision area is set at 40 hectares.

Water Allocations

- 216ML (General Security)
- 118ML (Supplementary)
- 5ML (Stock & Domestic)

The extensive irrigation system, in the past, had the capacity of reaching approximately 95% of the property using underground mains, booms, pipes and travelling irrigators.

Accommodation on Narelle Park includes a comfortable 4-bedroom brick veneer residence with a double garage and a second timber cottage requiring major renovations.

Narelle Park is located only 15min* to Scone, 18min* to Muswellbrook, 2hr* to Sydney and under 2hr* to Newcastle via the Hunter Freeway.

Listed By

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Open for Inspection

By Appointment.

