

'Holkham' New England Hwy, Aberdeen, NSW 2336

Sold - 1/04/2022

Other



Rare 105 acres with 150mg irrigation allocation

Location: On the New England Highway 2km north of Aberdeen, 10km south of Scone, 3 hours north-west of Sydney CBD.

Area: 41.54 ha / 105 acres

Title Particulars: 12 Dartbrook Road, Aberdeen. Part Lot 15 DP 750951, Part Lot 13 DP 750951, Part Lot 14 DP 750951, Part Lot 12 DP 750951.

Country: The topography of the land is predominantly flat with a very small portion gently undulating. The soils are made up of mainly rich alluvial chocolate soils. Timber comprises of mainly native box trees. There is approx 95% arable land.

Water: The property is watered by 3 fully equipped electric wells. The property also has a reliable 150 mg irrigation allocation.

Irrigation: there is a 229m centre pivot irrigator that covers approx. 40 acres. The irrigation water is supplied by way of 2 fully equipped wells both equipped with 20hp electric motors. The property has full underground 4 inch mains throughout. Please note that the power for the wells is all underground.

Rainfall: Approx. 26 inches / 650 mm average per annum.

Fencing: The property is subdivided into approx 6 main paddocks with the fencing being in good stock proof condition.

Improvements: Include a 3 bedroom farm house (currently let out), 2 x large 6 bay hay storage sheds (steel construction) one with power connected, an older style hay storage shed along with a set of steel cattle yards.

Services: Include power and telephone connected, school bus to both primary and secondary schools, schools at Aberdeen, Scone and Muswellbrook, mail service available, air services at Scone and Singleton, livestock selling centres at Scone and Singleton.

Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 for more details.

Listed By

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Open for Inspection

By Appointment.