

'Gia Gindi Blairmore Lane, Aberdeen, NSW 2336

Sold - 26/05/2022

Other



45 acre prime irrigation property in the Upper Hunter

Situated a few minutes west of Aberdeen in the thriving Upper Hunter Valley, 'Gia Gindi' offers rich alluvial chocolate soils with irrigation infrastructure in place and ready to go, along with a 200mg irrigation allocation.

Location: Just 3km off the New England Highway, 5km west of Aberdeen, 12km south of Scone, 3 hours north-west of Sydney CBD.

Area: 18.4 ha / 45 acres

Title Particulars: Lot 1 DP940644, Blairmore Lane, Aberdeen.

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 2 fully equipped electric wells. The property also has a reliable 200 mg irrigation allocation.

Irrigation: There is irrigation infrastructure in place and fully operational, including pumps and underground mains. These mains run throughout the entire property. The irrigation water is supplied by way of 2 fully equipped wells both equipped with 1 x 7.5kw submersible and 1 x 15kw electric motors. The property has full underground 4, 5 and 6 inch mains throughout.

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

Fencing: The property is subdivided into approx. 4 main paddocks with the fencing being in good stock proof condition.

Improvements: Include a 3 bedroom farmhouse (currently let out), 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.

Listed By

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Open for Inspection

By Appointment.

