

340 Blairmore Lane, Aberdeen, NSW 2336

Sold - 30/09/2022

Other



'Glenhaven' - Irrigation property on the Hunter River

'Glenhaven' is highly regarded for its rich alluvial soils which are equally suited to cropping, livestock production and equine enterprises.

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

Area: 17.8 ha / 44 acres

Title Particulars: A/940118, A/389101 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 1 electric well, along with irrigation from the Hunter River. The property has a 100mg Hunter River allocation which is also complemented by a 53mg supplementary licence.

Irrigation: There is irrigation infrastructure in place and fully operational, including pumps and underground mains (4, 5 and 6 inch mains throughout). Stock water is supplied by a well and linked with 1.5 inch poly mainline to the house and trough systems. There are 2 centre pivot irrigators located on this property - 1 x 200m and 1 x 70m.

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

Fencing: The property is subdivided into approx. 5 main paddocks with the fencing being in fair stock proof condition.

Improvements: The house is a 3 bedroom weatherboard home with reverse cycle air conditioning.

Other improvements include a large hay shed, steel horse yards with shelters, machinery shed and numerous other farm buildings.

Open for Inspection

By Appointment.

Listed By

Gavin Beard

Phone: (02) 6545 1377

Mobile: 0438 452 810

