

220 Middlebrook Rd, Scone, NSW 2337

Sold - 6/09/2022

Other



## 'Little Fields North' - Irrigation property in Scone

Situated in Scone, the Horse Capital of Australia, 'Little Fields North' offers a blue ribbon address only 2 hours from Newcastle and 3 hours from Sydney, and lends itself to a variety of rural pursuits.

Location: Just 3km from the centre of Scone, between the township and the Scone Racecourse and training facilities.

Area: 74.19 ha / 183.3 acres

Title Particulars: Lot 1 DP709952, Lot 1 DP221885, Lot 436 DP253539, Lot 435 DP253539, Lot 2 DP221885.

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 279 mg ground water irrigation allocation. This is also complemented by a separate stock and domestic system.

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 3 fully equipped wells equipped with 1 x 30kw, 1 x 25kw and 1 x 20kw electric motors. The property has full underground 6 inch mains throughout.

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

Fencing: The property is subdivided into approx. 10 main paddocks with the fencing being in good stock proof condition.

Improvements: Include a 4 bedroom country style home with open plan living. This home was renovated approx. 6 years ago (including new kitchen, new bathroom and new laundry).

Other improvements include a 36 x 16m hay and machinery storage shed, steel cattle yards and an old unused dairy.

### Listed By

Gavin Beard

Phone: (02) 6545 1377

Mobile: 0438 452 810

