

'Eagle Hil 2356 Stewarts Brook Rd, Stewarts Brook, NSW
2337

Sold - 22/08/2022

Other



A rare find: high carrying, low cost grazing property

Location: "Eagle Hill" is located approx. 58km east of Scone on the Stewarts Brook Road. It is centrally located between the townships of Gundy and Moonan Flat.

Area: 572.3 Ha / 1414 Acres of unrestricted freehold

Country: The topography of the property would be best described as undulating to soft open rolling hills, with areas of steeper terrain. The property is accessible throughout by 4WD vehicle or side by side ATV, via the extensive roads and tracks throughout. Timber has been cleared to shade timber only and consists of predominantly yellow box, apple box with some kurrajong.

Water: "Eagle Hill" has frontage to the Stewarts Brook along with over 20 dams and numerous natural flowing springs.

This is an extremely well-watered property. Owner states they have never run out of water in the past 15 years of family ownership.

Rainfall: "Eagle Hill" has an annual average rainfall of 1000mm (50inch) per annum.

Fencing: Property is subdivided into 8 main paddocks. The fencing appears to be in very good stock proof condition, with some of the boundary in new condition.

Accommodation: 3 bedroom Western red cedar home with dining room, lounge, kitchen, bathroom, laundry, porch area and veranda. Power and phone connected.

Improvements: 3 storage sheds, meat house, a very good set of steel cattle yards with crush and loading facilities.

Production Capacity: Owner states a conservative stocking history of 150 cows and calves plus replacement heifers along with additional steer trading opportunities.

Agent's Remarks: This is a lovely balanced property for both breeding and fattening of cattle. Beautiful, rolling hills and mountain terrain with quality rich fertile soils, it is also ideal for recreational use. This is a scenic property with the ability to run livestock and a comfortable drive from major towns.

A rare find: high carrying capacity, low cost grazing property, on the Eastern side of Scone

Listed By

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