

## SOLD - Bylong Valley NSW

Sun Apr 28 2024



✚ 1,138.82ha - 2,814

SOLD

## Productive Cattle Breeding, Fattening and Irrigation Property

AREA	1,138.82 ha - 2,814 acres
LOCATION	Located in the favoured Bylong Valley approx. 9 km from the Bylong Village, 90 km from Mudgee, 220 km from Newcastle & just 290 km north/west of Sydney Â
SITUATION	Mail and school bus at the front gate, mobile phone service and NBN connected. Weekly fat cattle markets at Singleton, Scone and Mudgee.
COUNTRY	Gently undulating to undulating and low hilly grazing country with the soils being mainly red basalt loams to black alluvial. Approx. 200 ha arable which is established to improved pasture and lucerne with winter oats for both grazing and hay production. The timber on the property is ample for shade and shelter with approx. 80 ha of heavily timber country in the western corner of the property.  RAINFALL: District average approx. 650mm (26") per annum
IRRIGATION	Approx. 72ha established to irrigation with a 180 mega litreÂ equipped well licence with an electric submersible pump and 6" PVC mains.
WATER	A well designed water system supplies stock water to each paddock via equipped wells, approx. 60,000 gallons of storage and 24 troughs plus dams.
FENCING	Well subdivided into 24 main paddocks plus holding paddocks with a laneway system for easy of stock movement.
IMPROVEMENTS	

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HOMESTEAD: A magnificent homestead (c 1912 ) constructed of sandstone and iron which has been

extensively renovated over the last 2 years

A large open plan living area, a new kitchen with stunning views over the property, informal dinning and lounge area with a large wood fire place, Adjoining sunroom with full length windows and doors, separate formal dining room, study, 4 bedrooms with open fire places. Features include polished and slate floors

Feature sandstone internal walls, orinate and timber feature ceilings throughout, down lights and ceiling fans.

Wide verandahs on 3 sides of the home and set in established gardens and lawns at the end of a tree lined drive way.

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IMPROVEMENTS: Machinery shed; 2 bay workshop with concrete floor and service pit; 10,000 bale hayshed; original stable block in excellent condition;

2 silos; New set of steel Australian National Stockyards with crush, loading ramp, 400 head capacity and 12 adjoining 30m x 30m day yards utilised for stud cattle sales; second set of timber cattle yards at the rear of the property

With crush, loading ramp and 200 head capacity; old disused woolshed; sundry sheds.

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## PRODUCTIVITY

Currently running an elite and highly regarded Poll Hereford Stud with approx. 300 breeding females, 180 yearling bulls and heifers, sale bulls plus sires.

The property has been conservatively stocked over the years due to Stud requirements.

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## REMARKS

An excellent property in an ideal location for genuine sale. Available with the complete stud breeding herd together with this year's sale bulls Â

which will be offered at the annual on property sale creating the opportunity for instant income for the incoming owners.

Inspection highly recommended.