

Great Location ~ Only 15 mins to City of Orange

Price : SOLD

3 2 2

Area & Tenure:
187.38 Ac (75.83 Ha)

Situation:
15 km south of the City of Orange. Sealed road to front gate.

Description:
Undulating to hilly, heavily pastured country featuring fertile basalt soils. Lightly timbered with Box, Eucalypt, Stringy bark and Peppermint complimented with plantings of exotics including Chestnuts and Black Walnut. Approx. 40% of the property could be classed as arable. There is 6 ½ acres of established Hazelnut trees in a fenced and irrigated area. 37 megalitre surface water licence. (1ML domestic, 4ML stock and 32ML for irrigation). Pumped from a spring to 2 x 20,000 gal tanks (180,000 gal in total) then reticulated through the property. There are 3 dams, a number of springs, an unnamed creek and Flyers Creek providing a plentiful supply of water. There is also 215,000 litres of rainwater storage. Average annual rainfall of 850mm. Predominantly winter rain. Fenced into 8 main paddocks comprising netting/barb and hingejoint/barb. Fencing could be described as fair to good with some sections recently renewed.

Improvements:

3 b/r brick veneer home cc 1982. Large open lounge/ family/ dining room. Kitchen with electric oven and cook-top. Two bedrooms have built-in robes. Separate bathroom and toilet. Large laundry / wet area with extra toilet and shower. Linen cupboard adjoining garage/storage shed with 2 utility rooms. Home has an open fire, underfloor heating and 2.4kw solar system providing approx. 5,000kw/annum.
~ Machinery shed - colorbond, fully enclosed with roller door access. Cement floor. Power connected. (17.6m x 8.9m)
~ Machinery shed - colorbond, fully enclosed with roller door access. Cement floor. Power connected. (6m x 11.8m)
~ Small storage shed
~ Chemical/ storage shed (power and water connected)
~ Silo
~ Timber cattle yards and loading ramp.

Features:

~ Great location ~ 15 mins to City of Orange
~ Excellent water ~ Springs, dams and creeks
~ 37ML irrigation licence
~ Established Hazelnut Grove
~ Attractive country featuring deep fertile basalt soils

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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Property



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