

The Best of Both Worlds

Price : SOLD

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Area: 322ha or 796 acres..

"Newhaven" is a unique listing that offers excellent grazing production for either sheep or cattle and a great location with proximity to Armidale and bitumen road frontage.

The improvements include a well maintained, renovated 4 bedroom + office, 2 bathroom weatherboard home, open plan kitchen and dining, separate lounge and sun rooms, polished timber floors a feature and combustion wood heating. An external entertaining deck overlooks an attractive country garden and gazebo area.

The outbuildings comprise a 3 stand electric woolshed, 9m x 7m workshop / garage, 8m x 7m storage shed, timber and steel cattleyards with vet crush, sheepyards adjoin the woolshed with a new steel race and draft.

Water security is assured with stock water supply a standout feature. Absolute frontage to the Toms Gully creek as it traverses through the middle of the property. A recently developed reticulated stock watering system is supplied from the main storage dam which feeds 12 x troughs fed from 2 x header tanks via an electric mono pump fitted with a time controller. In addition there are numerous stock watering dams. The vendor advises 835mm as the average annual rainfall for the property based on over 20 years of onsite rainfall records.

The loamy granite soil type is considered most suitable for further pasture development and production of forage crops. The property is fenced into 16 paddocks with a number of well established tree lanes developed under current management, providing valuable shelter and shade for livestock. The property has a desirable North Easterly fall and is naturally a very well protected grazing property.

"Newhaven" is for genuine sale and will be offered for public auction on Friday 30th September 2016.

If you are unable to view the "Newhaven" video please find it at <https://youtu.be/ojcS5IR9UEA>

Inspection by appointment only.

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.



Representative
Graham Andrews
0400 342 227

Todd Clark
0428 248 427

Property ID 3132289

Schute Bell
Property



Sydney Office
Ph: (02) 9892 0700
www.schutebell.com.au