" Beaumont ", Ashford, NSW 2361
Other For Sale
Tuesday, 12 March 2024

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Area: 1194 m2   **Type: Other**

Jeff Garland
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Auction - Friday 12th April, 11am

LOCATION: 7.4 klms East of Ashford, 52 Klms North of Inverell and 176 klms from the education city of Armidale.AREA & TENURE: * 1197.17 HA or 2,957ac. freehold in 14 lots. RATES: $3744 pa prior to discount, payable to Inverell Shire Council. SERVICES: The property is ideally located *6 km from Ashford which offers schooling (K-12), police station, a general store and sporting clubs. 40 minutes from the regional centre of Inverell which offers a strong livestock selling centre, a choice of education through to year 12, flights to Brisbane and Sydney and the full list of services including banking and health, sporting and cultural clubs that would be expected in a vibrant community of 12,000 people servicing * 60,000 people in the region. Mobile phone service and council garbage collection service.COUNTRY: The property boasts a good mix of soil types from alluvial flats along the Severn River rising to soft trap with some steeper areas. The property has easy 4WD access all over.The timber has been selectively cleared with only shelter areas remaining. Currently 200 acres is being farmed but could be increased. Approximately 800 acres lends itself to direct drilling pasture to further enhance carrying capacity.WATER: Water is a feature with *10 km double frontage to the Severn River, 15 dams plus troughs, the 4-span pivot with one full circle and two half circles totalling 80 acres.IRRIGATION: 3 current licences totalling 150 megalitres. 4-span Centre Pivot with one full circle and two half circles totalling *80 acres.The irrigation has been utilised for forage cropping for the fattening of both cattle and sheep. This safeguards stock turnoff in any season. There are yards strategically situated near the irrigation and with access to all weather roads. Irrigation would also suit a range of cash and small crops if sought. Lucerne has been grown successfully in the past.IMPROVEMENTS: 2 outstanding homesteads; The first being located on "Beaumont" (circa 1920) which has a charm of yesteryear. 3 bedrooms, 2 bathrooms with extensive living and entertaining rooms complemented by a modern country kitchen, surrounded by established lawns and gardens. The second homestead is located near the irrigation area and comprises 6 bedrooms and 3 bathrooms set in expansive lawns with mature trees overlooking recently refurbished tennis court. It boasts a large country kitchen which has been modernised and extended and complimented by a gauzed wrap around verandah. Woolshed of 4 stands has been recently renovated and is in very good condition, complimented by new sheep handling facilities which adjoin the shed.Cattle yards are of steel construction with crush and loading ramp and would handle * 150 cattle.The fencing is good principally hingejoint and subdivided into 18 paddocks. There are 3 Machinery/Hay sheds with numerous vehicle sheds and outbuildings. All buildings are of a very high standard.ANNUAL RAINFALL: *750mm (30 inches) of rainfall annuallyCARRYING CAPACITY: Estimated at *6,800dse.REMARKS: 'Beaumont' is one of the most versatile properties in this well-known desirable and safe grazing region."Beaumont" under the current management, has been run as a self-replacing sheep and cattle enterprise with cash cropping and fattening off pasture or under irrigation. Well managed, with continuing improvement that has made this a very desirable property.The position, soil types, irrigation, safety of climate and diversity of this property, coupled with the very high standard of improvements will make "Beaumont" a highly sought after property for farming families, Investors as a stand-alone enterprise, or larger enterprises looking for a backgrounding/finishing depot.Disclaimer: 'The details above are those supplied by the vendor and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of these details.' *Approximately