

" Bluevale Lagoon" 232 Blue Vale Road, Gunnedah, NSW 2380



Other For Sale

Friday, 8 March 2024

" Bluevale Lagoon" 232 Blue Vale Road, Gunnedah, NSW 2380

Area: 94 m2

Type: Other



Sam Leys
0429926219

AUCTION - 24th April 2024 11.00 am

"Bluevale Lagoon" is situated just a few short kilometres from Gunnedah on the Blue Vale Road - it is a great little grazing or fodder crop enterprise with the potential to do more!! A property of 94.98 hectares or 234 acres consisting of deep grey loams to alluvial Namoi River soils, scattered with remanent timber of Grey Box, Rosewood and a few River Redgum growing alongside the billabong. Currently growing native grasses & legumes but has previously been used to grow winter fodder crops and definitely lends itself to improved pastures or even lucerne. Has a small irrigation bore with an attached 35 megalitre Zone 4 Groundwater Licence (WAL12745) - this water licence will be sold/auctioned separately to the property. This bore is currently set up with a solar-powered submersible pump delivering water to a 22,500L steel tank reticulating to cement troughs. The billabong on the southern boundary is filled by overland flow and can retain water for 2-3 years. There is a solid all-steel machinery/hayshed 28m x 9m x 4.5m (approx.) walled on 3 sides. There are the remnants of a set of cattle yards that has a loading ramp, which could be made usable with panels. The property is subdivided into two paddocks with a sub-division fence of four barbed wires. Boundary fencing varies from older wooden strainer and hinge-joint to relatively new steel strainer & hinge-joint or 5 barbs - all stock proof. A small grazing or cropping property that has the potential for increased production with further development. Close to town and ideal for the professional person to chase that "farming dream" TO BE AUCTIONED FOLLOWING THE PROPERTY - 35 megalitres Zone 4 Groundwater Licence (WAL12745) If this place is for you book an inspection today with the agent - Sam Leys - Davidson Cameron Gunnedah.