

100 Segenhoe Road, Segenhoe, NSW 2337



Cropping For Sale

Wednesday, 15 May 2024

100 Segenhoe Road, Segenhoe, NSW 2337

Bedrooms: 6

Bathrooms: 3

Area: 120 m2

Type: Cropping



Michael Guest

0429921700

\$5,712,000

- Located 12km* south of Scone, the "Horse Capital of Australia" in the Hunter Valley NSW.- Total 120.5ha* (298ac*) of rich alluvial flats, with frontage to the Hunter River.- Cultivation 92ha* (227ac*) irrigated by 4 centre pivots and spray irrigation supported by underground mains and hydrants.- Water licence Hunter River (General Security) 501ML.- Water licences Hunter River (Supplementary) 229.54ML.- Three equipped wells.- Grazing of 20ha* (40ac*) along river flats plus 4x holding paddocks near the main house suitable for horses.- Main house 4 BR, 2 bathrooms with an indoor pool.- Separate entrance brick 2 BR cottage suitable for renting.- Large machinery/hay shed and support sheds.Surrounded by world class thoroughbred studs, the production focus at The Oaks has been lucerne hay, yielding up to 900* bales/ha/annum (six cuts). The property represents an ideal and rare combination of location, fertile soils, gentle climate, flat topography, ample water entitlements and quality irrigation infrastructure. Access to the crystal waters of the Hunter River for fishing/swimming, close proximity to thriving townships and easy distances to Newcastle and Sydney only add to the attractiveness.For Sale: \$5,712,000Contact Michael Guest 0429 921 700 for further information and inspections. A detailed information memorandum is available.*approximate