1212 Dog Rocks Road, Essington, NSW 2787
Sold Mixed Farming

Friday, 1 September 2023

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Area: 44 m2   **Type: Mixed Farming**

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Contact agent

Here is your opportunity to secure an outstanding small property located in the Black Springs area. Located 37kms* from Oberon and 216* km from the CBD of Sydney. This gem comprises 110.9* acres of heavy country with outstanding views. • Set in privacy and seclusion, the property comprises approximately 110.9* acres of excellent pastures with a mixture of Rye, Cox Foot, and Clovers.• Build your dream home or weekender. The property boasts several sheltered and private building sites with stunning views of the surrounding countryside.• A dwelling entitlement exists, with building permission subject to council DA.• Set in undulating, breeding, grazing and finishing country, with all the property sitting at an altitude of over 1000 m.• The current owners have had a solid fertiliser program and weed management history year in year out.• 5 dams, some of which are spring fed - even through dry times water security hasn't been compromised.• The high altitude no doubt helps with reliable rain - long-term rainfall average is 31" (800mm) per year.• Conifer screens provide shade and shelter for livestock.• Subdivided into 4 main paddocks with fencing in excellent condition.• Backbone power close to potential building sites.• Sheep yards.• This beautiful district offers much to explore - try your luck wetting a line in Lake Oberon or prospecting in one of the state forests, visit beautiful Mayfield Garden, meander historic Rockley village or venture further afield to Jenolan Caves or Kanangra Walls.This lovely property represents a rare opportunity to secure a small lifestyle farm in a highly desirable location. Smaller properties of this quality, with the option to build your dream home are rare and we thoroughly recommend your inspection. ** Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.