

140 Stockton Road, Armidale, NSW 2350

Sold Acreage

Saturday, 16 September 2023

140 Stockton Road, Armidale, NSW 2350

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 408 m2

Type: Acreage

\$3,200,000

"Hillgrove Station" 140 Stockton Road, Hillgrove NSW 2350 408.9 Hectares - Rural Lifestyle and Grazing Country Expressions of interest closing 27th July 2023 140 Stockton Road, Hillgrove enjoys a location that combines convenient access and a quality of lifestyle that is hard to find. Located just off the Waterfall Way on Stockton Road with frontage to Waterfall Way and Stockton Road providing easy access. The property is situated only 20km from the thriving regional City of Armidale and close to the country town of Hillgrove. The property comprises 1009 acres of gently undulating and productive grazing country of predominantly trap rock soils. The property is well balanced with a combination of open arable country and protected sheltered grazing. Subdivided into 8 paddocks with 8 dams and a true asset of the property is the permanent water supply with Bakers Creek running through with multiple permanent water holes. There is a comfortable cottage located on the top of the ridge capturing the sweeping rural views over the valley with power connected. Hillgrove station is approximately 900m to 1,040m above sea level, and typically receives approximately 800mm of rain annually. The property is currently running approximately 60 breeding cows and followers plus 800 sheep and could be further increased with further pasture improvement. This sale represents great value and lifestyle possibilities with numerous elevated potential housing sites around the property. Astute buyers will see the value and possible opportunities to secure a hard to find combination of location and grazing production with development upside. For any further details or to arrange a private inspection contact Jeremy Creagan on 0401 508 801. *All information contained here is gathered from sources that we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*