

1405 Campbells River Road, Isabella, NSW 2795



Other For Sale

Monday, 6 November 2023

1405 Campbells River Road, Isabella, NSW 2795

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 178 m2

Type: Other



Dallas Booth
0427668335



Sam Darcy
0401612996

Auction - Friday 15th December from 10:30am

Set in the highly sought after Isabella region of the Central Tablelands, you will find "Truscott's Flats" - comprising of 3 titles totalling 440.8* high quality, high rainfall, high country acres and excellent water security. "Truscott's Flat's" represents an ideal opportunity to secure a productive grazing property in this renowned area only 38*kms from Oberon, 65*kms from the thriving inland city of Bathurst and 217*km from Sydney's CBD • Approximately 178.39* Ha (440.8* acres) consisting of good, cleared arable areas with heavy soils and a scattering of native timber providing stock shelter. • Enjoys a high altitude of 1100*m ASL that brings with it a genuine cooler climate and reliable rainfall - ideal pasture growth conditions that the Central Tablelands High Country is renowned for. • Water is a feature of this property with numerous spring gullies and sixteen dams. Even in the dryer times, water was very reliable. • Set on 3 titles allowing for sub-division potential, including: - Home and 108.5*ha (268.1* Acres) - 57.598 Ha (142.3* Acres) separate title. - 12.3* Ha (30.39* Acres) separate title. • Three-bedroom, one-bathroom home that has 240v power. • Subdivided into twelve* paddocks allowing for easy stock movement. • Steel sheep and cattle yards with ramp. • Solid two stand shearing shed. • 2 x Machinery sheds and smaller storage sheds. Privacy, water, and fertile soils. "Truscott's Flat's" ticks all the boxes for a medium sized farm, offering a fantastic opportunity for a self-sustainable lifestyle, and the potential to generate income. Suitable for cattle or sheep this property is offered for genuine sale. Don't miss your opportunity to secure this quality holding in this tightly held area. An inspection is highly recommended!! Dallas Booth 0427 668 335 Sam D'Arcy 0401 612 996 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.