

**261-335 Bundarra Road, Armidale, NSW 2350**



**Mixed Farming For Sale**

Tuesday, 14 May 2024

261-335 Bundarra Road, Armidale, NSW 2350

Area: 1640000 m2

Type: Mixed Farming



Andrew Starr  
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## **Auction 27th June - Armidale Servies**

Robyn Vale is a conveniently located 405 acre property situated just 2km from the Armidale sale yards, 5km from the regional airport and 6km from the CBD. The property offers future development opportunities or merit as a long term land bank as the majority of the farm carries an RU4 zoning (Primary Production Small Lots). The RU4 zoning permits a minimum lot size of 40 hectares. In total there are 10 lots, with two of the lots located on the southern boundary zoned industrial. Mains power traverses the property. Robyn Vale has a longstanding history of delivering high levels of grazing performance, producing prime grass fed steers, targeting export market specifications. The property is well fenced and subdivided into 10 main paddocks. The farm is pasture improved and well fertilised with the gently undulating, highly arable terrain suitable for fodder cropping. The fertile soil types are a mixture of basalt and grey loams. The working improvements comprise a set of steel cattle yards, complete with a vet crush and two way off scales draft. The design includes a large holding and weaning yard fitted with trough water. The yards offer all weather access for b-double trucks and are located in close proximity to the Bundarra road with a gravel base to the loading ramp. The sole shed on the farm offers a lockable enclosed design with a concrete floor and roller door access. Attached to the shed is a set of original horse stables. Water for livestock is supplied via dams and a reticulation system connected to concrete stock troughs. The main springfed storage dam is fenced free of livestock, equipped with a submersible solar pump which delivers water to the header tanks. The sale of Robyn Vale presents a unique opportunity to the market offered in one package, is a hard to find combination of location, commercial grazing performance with future land development opportunities.