

276 Claremont Road, Armidale, NSW 2350



Sold Mixed Farming

Saturday, 4 May 2024

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Area: 54 m2

Type: Mixed Farming



Cayne Moar
0267721111

\$900,000

Located 16 kilometres from the regional hub of Armidale, Narracan comprises 132 acres of picturesque undulating New England high country offering expansive views and built in productivity making it an exceptional lifestyle proposition. Elevation peaks just over 1250m with scenic landscapes offered in almost all directions thanks to positioning between Mt and Little Mt Duval. Soaring views to the south over Armidale and the great dividing ranges offer many excellent home sites. Split into 5 paddocks, the bulk of the boundary fencing has been renewed and incorporates exclusion hinge joint with top running barbs. Internals are also sound with a mixture of Plain, Barb and hinge joint also. Upgraded steel yards include an all weather access loading ramp and frontage directly onto Claremont Road. 5 Earthen dams provide watering and incorporate some spring fed holes offering longevity of grazing in harsher times. Soils consist of a mixture of fine productive granite with basalt based hilltops strewn throughout. Native pastures provide a base for the grazing alongside some super history and top sown clovers. Arability is approximately 70% with the bulk of timber hardwood eucalypt stands occupying the higher gradient country. Vendors invite you to inspect, with their genuine desire to sell Narracan as they enter retirement during their downsizing phase. Contact Cayne to book your inspection today on 0431 435 958*All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*