

# 382 Snake Creek Road, Garland, NSW 2797

## Sold Other

Tuesday, 15 August 2023

382 Snake Creek Road, Garland, NSW 2797

Bedrooms: 4

Bathrooms: 1

Parkings: 10

Area: 375 m2

Type: Other



Josh Keefe  
0263411181



Tess Chester  
0488640283

**\$4,700,000**

Located 30mins\* to Blayney, 1hr\* Orange & Bathurst, 3hrs\* Sydney "Trilee" 382 Snake Creek Road Garland is a high quality, substantial holding, with genuine 32" secure rainfall country, which has been highly improved with bio solids, excellent lime application and substantially sown to improved pastures and cereal fodder crops. The property would suit 250-260 breeding cows per year or as the owners operate a breeding sheep, lamb fattening and cattle operation alike. KEY FEATURE • 375HA (928ACRES\*) • 400acres\* sown to improved pastures • 130acres\* sown to cereal fodder crops • Galvanized 'Red River' cattle yards (90-100hd working) • Substantial steel sheep yards & 3 stand shearing shed • Excellent fencing throughout and central laneway system for ease of management • Charming home, to suit renovation 'unoccupied at present' • Permanent, 2.5km\* frontage to Mandurama ponds creek • 16 paddocks, with very good fencing and 15dams throughout • 17 titles with two street frontage, suiting development • Machinery & hay sheds • Suit 250-260 breeding cows, or currently running 1,200 ewes, 1,400 lambs & 70hd cattle • 70T/HA bio solid ANL slow-release fertiliser applied • 2 x applications of lime at 1T/per acre • Regular single super fertiliser application \*approx. Auction : 10am, Thursday 12th October 2023 Venue : TONIC – corner of Pym & Victoria Street Millthorpe NSW 2798 Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com 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. Interested parties should rely on their own legal advice and the accuracy of the contract.