

416 Arthurville Road, Geurie, NSW 2818



Sold Mixed Farming

Saturday, 2 September 2023

416 Arthurville Road, Geurie, NSW 2818

Bedrooms: 3

Bathrooms: 1

Area: 96 m2

Type: Mixed Farming



Peter Dwyer
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Contact agent

"Lochaber" is a well-respected Macquarie River property with attractive position, quality soils and majestic post-Federation Homestead. The country allows for farming, hay production and grazing in a well held area. Situated 5.3km South West of Geurie and 33km South East of Dubbo with frontage to Arthurville Road and the Macquarie River. The country is mainly alluvial and heavy loam flats and practically all arable. Original timber of River Red Gums and Grey Box. The property is fenced into 8 paddocks with mainly hinge joint fencing, but including plain wire and barb plus some ring lock. Pastures of clover and ryegrass with some native grasses. Water is supplied from a solar power bore that pumps to a 22,700 ltr tank supplying troughs, garden and shed areas. Frontage to the river provides stock water in the river paddocks. "Lochaber" has a 20mg/l WAL from the Macquarie River. Improvements include a grand 1920s homestead of concrete construction. Open plan kitchen, living dining area with electric range, dishwasher, walk in pantry, polished timber floors and ceiling fan; living/dining section has a wood heater and evaporative air conditioning; dining room; formal lounge with carpet wood heater and ornate plaster ceiling; central entrance hallway with leadlight front door; master bedroom with carpet, built in robe and french doors to the verandah; bedroom two is a mirror image of the master; bedroom three with polished timber floors; main bathroom with bath, shower, vanity and toilet; verandah on three sides with part being gauzed enclosed. An out building contains the laundry and meat house which includes the original timber cool room. The home is set in a large established garden of trees, ornamentals and lawns which are watered from the bore tank. Working improvements include a one bedroom clad cottage; steel framed hayshed and skillion 18m x 14m; timber framed hayshed; timber framed enclosed machinery shed with concrete floor; storage/chemical/shed; timber framed garage/vehicle shed with concrete floor and power and incorporating the original slab cottage; 2 vehicle car port; 50 tonne Nelson silo; steel cattle yards with crush & loading ramp; feed shed; old timber stables; 2 x 22,700 ltr rainwater tanks. "Lochaber" is favoured with a 20mg/l Water Access Licence and a 5mg/l Stock & Domestic Licence from the Macquarie River along with the licenced solar bore. "Lochaber" is a quality property that is well located, has river frontage and provides many lifestyle choices to varied buyers. Auction 11am, 4th October 2023 at Western Plains Cultural Centre, Dubbo. Inspections by appointment. Contact Peter Dwyer 0418 266 523 or Danny Tink 0437 828 733.