

431 The Springs Road, Rankins Springs, NSW 2669

McGrath

Mixed Farming For Sale

Thursday, 18 April 2024

431 The Springs Road, Rankins Springs, NSW 2669

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2537 m2

Type: Mixed Farming



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\$2,800,000

Have you ever wanted to make a difference? To get away from it all and have your own piece of Australia to enjoy and share with others, while positioning yourself to capitalise on future Biodiversity and Carbon credit markets? If this sounds like you, then "Selby" could be just the property you are looking for. Nestled into the Cocopara Range, "Selby" is a substantial property of 2537.3Ha strategically located between the Cocopara National Park, the Jimberoo National Park and the Lachlan Range Reserve just to the North of the rural community of Rankins Springs. Featuring approximately 2200Ha of native bushland made up of Cypress Pine, Wattles, Bimble and Greybox Communities, Needlewood, etc. The property is home to over 200 native bird species including the Glossy Black Cockatoo and Mallee Fowl (threatened species), Sugar Gliders, Macropods, Antechinus etc. Approximately 640Ha of the property has been subject to a Registered Property Agreement with Biodiversity Conservation Trust since 2001. There is opportunity to extend this to other areas of the property or develop and trade Biodiversity offset credits. Managed with the principles of Permaculture Design, Holistic Grazing Management and until recently Certified Organic for 25 Years. The property has benefited from the development and maintenance of bush trails and fencelines for access and management, monitoring, eco-tours and bushfire prevention. Fencing includes more than 20Km of Exclusion and 6Km of new boundary fence. Water is readily available thanks to numerous dams across the property."Selby" has truly been managed with the environment in mind, the owners having been awarded the 2013 Lachlan Catchment Management Award for Natural Resource Management. Recently the owners have developed a 2 bedroom self contained Farm Stay cottage for accommodation. The "Selby" Homestead is a 3 bedroom, 1 Bath (additional outside shower with hot water) family home featuring kitchen, lounge room and separate dining room. The back verandah steps down to an undercover entertaining area perfect for family gatherings. The property is surrounded by extensive gardens that emphasise the charm of years gone by. Farming infrastructure includes a large machinery shed, grain shed with skillion workshop, 2 x 45T silos and a 3 stand shearing shed with steel sheep yards capable of working 1500 head. Perfect for managing the almost 800Ac of red loam country prime for producing sheep, goats or winter crops.