

482 Greenmantle Road, Bigga, Crookwell, NSW 2583 

Sold Livestock

Tuesday, 26 March 2024

482 Greenmantle Road, Bigga, Crookwell, NSW 2583

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 218 m2

Type: Livestock



Paul McIntosh

\$2,250,000

Comprised of approximately 540 acres / 219 ha of productive Granite land, "Clear Hill" offers a fantastic opportunity to secure excellent grazing land in the Bigga district. The brick home features:

- 4 well proportioned bedrooms, main with ensuite
- Light filled kitchen with ample storage plus open plan dining & living space with panoramic views of the rolling hills
- Wrap around verandah perfect for outdoor entertaining or to enjoy the breathtaking outlook
- Large 4 car garage
- Approx 150,000 litres of water storage

Clear Hill's shedding infrastructure is outstanding, featuring:

- Near new 3 stand, raised board shearing shed with steel sheep yards & undercover race area
- 3 bay machinery / hay shed with concrete floor
- 2 bay workshop with cool room
- 3 fully enclosed dog kennels

Some more features of the property include:

- 7 paddocks with excellent fences
- 6 secure dams
- Box & stringy bark timber
- Productive granite soil
- Consistent fertiliser history
- Currently carrying approx. 800 first cross ewes, also suitable for cattle enterprise
- Dual road frontage for easy movement of livestock

Currently stocked with

- 610 x 1.5 year old Composite Ewes, due to lamb late June.
- 100 x 3-5 year old maternal Composite Ewes due to lamb early May.
- 20 x maternal Composite Rams, 12 months old.

Located just moments to Bigga, 40 minutes to Crookwell & 1 hour 15 minutes to Goulburn, Clear Hill is an opportunity not to be missed. Contact Paul to arrange your inspection today 0409 056 287