

490 Reg Hailstone Way, Woodstock, NSW, 2793

**B&L** BOWYER  
& LIVERMORE

**Sold Rural**

Friday, 12 May 2023

490 Reg Hailstone Way, Woodstock, NSW, 2793

Type: Rural



James Walton  
0263361585



Greg Ryan

## **"Calderwood" 393.43\* Hectares - 968.96\* Acres**

Bowyer & Livermore is pleased to present to the market "Calderwood", a quality mixed farming operation situated on the edge of the Tablelands and South West slopes.

- Located just 5km\* to the Woodstock village, 24km\* to Cowra, 82km\* to Orange, 91km\* to Bathurst, 212 km to Canberra and 290km\* to Sydney
- The farm consists of soft cropping country to undulating grazing, a blend to suit the most astute of buyers making it ideal for fat lambs, trading, cropping, cattle or all of the above
- The vendors opinion of soil includes a mix of red alluvial, black and loam
- 400\* acres is currently under crop (canola & Wheat) unless otherwise negotiated the crop is excluded from the sale.
- Subdivided into 13\* main grazing paddocks, plus additional smaller holding paddocks.
- Fencing observed presents in good condition and is predominantly hinge joint suitable for a cattle or sheep enterprise.
- Water includes 1.6\*km of dual frontage to the Waugoola creek & 10\* dams
- Large 5 bay hay/machinery shed, plus numerous small farm sheds
- Livestock handling facilities include a large 6 stand wool shed, adjoining a large set of modern steel sheep yards with b double access
- 2 x Silo's (50\* and 65\* tonne)
- Mains power
- Water pump on Waugoola Creek, reticulated to a concrete water tank and a poly line that has the potential to service a portion of the property
- Two farm houses, ideal for worker accommodation or potential dual income opportunity, both currently tenanted.

Adjoining property "Hilltop" being a further 745.2\* acres will be offered on the same day.

\* Approximately

To book an inspection please contact James Walton on 0404 729 509 or 02 6336 1585

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

The aerial and location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.