

522 Oaklands Road, Yarrowitch, NSW 2354

Mixed Farming For Sale

Wednesday, 20 December 2023



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Area: 336 m2

Type: Mixed Farming



Andrew Starr
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Bruce Birch

\$5,350,000

'The Park' offers a level of grazing production and reliability of rainfall that is hard to find. Centrally positioned between the regional cities of Port Macquarie, Tamworth and Armidale, located just 50km East of Walcha in the Yarrowitch Valley. The holding comprises 831 acres of arable undulating soils where the 1050mm average annual rainfall bolsters pasture production. Ease of management and lifestyle opportunities are well catered for on this attractive farm. The main residence on 'The Park' is a sturdy double brick and tile family home offering four spacious bedrooms with an ensuite to the master, an open plan kitchen and dining with a walk in pantry as well as separate formal and dining rooms. The modern bathrooms reflect the tasteful recent renovation works. Secondary accommodation is provided via a maintained three bedroom weatherboard cottage. The working infrastructure includes a set of steel panel cattle yards fitted with a vet crush, a three stand electric woolshed, a four bay machinery shed (24m x 9m) including a lockable bay with a workshop and a chemical storage room. There is approximately 90,000 litres of tank water for the domestic supply. Water for livestock is supplied from multiple dams, some of which are Springfed and frontage to the Yarrowitch River. A significant investment of capital has gone into the fencing program with the majority of the fencing on the aggregation having been recently renewed. A well designed laneway system caters for efficient livestock movements to the stockyards and throughout the property. 'The Park' has received a strong level of fertiliser inputs in recent years with the most recent application (Tunza) completed in November 2023. The property is well placed to deliver a high level of beef production from the well established pasture base.