

536 Duramana Road, Eglinton, NSW 2795

Mixed Farming For Sale

Wednesday, 10 April 2024

536 Duramana Road, Eglinton, NSW 2795

Area: 109 m2

Type: Mixed Farming



Sam Darcy
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Auction - Friday 24th May from 10:30am

'Strathaven' is a remarkable property comprising of 270*acres of prime grazing/farming country with building entitlement and sealed road frontage. Positioned minutes from Bathurst with stunning views overlooking Bathurst and the mountain ranges. Part of a three-lot subdivision of 840.5*acres, your choice to buy this one, buy two or buy all three. This property offers a sought-after location with gently rolling country and abundant water availability from 8 stock water dams and frontage to the Saltram creek. • Approximately 109.6*hectares (270.82*acres) of gently rolling grazing/farming country overlooking Bathurst and mountain ranges beyond. • Zoning RU1 - Primary Production (with a minimum lot size of 100 hectares or 250 acres). • 211*km from Sydney CBD, located on the Duramana Road, 4.5*kms to Eglinton and 11*kms from Bathurst. • Excellent access to the Suburb of Eglinton, and on Bathurst's doorstep. • Sealed road entrances with 1*km of sealed road frontage to Duramana Road. • Water is a feature! Frontage to Saltram Creek and 8* large stock dam. • Seven concrete troughs with round steel cattle guards. • Excellent pastures, clean country with minimal weeds. • Comprised of cleared open grazing country dotted with yellow box timber providing further shelter for livestock. • Granite to heavy grey loam soil is highly arable. • Steel cattle yards with under cover crush, weigh scales and with all-weather road access. • One rainwater tank is located near the cattle yards. • For extra fodder storage flat bottom silo. • Lime has been recently applied. • Comprised of cleared open grazing country dotted with yellow box timber providing further shelter. • Timber frame hay shed. • Subdivided into 6*main paddocks with interconnecting laneways. • All the internal fencing is in near new condition and the boundary in good stock proof condition. • Climate - the Central Tablelands enjoys a temperate climate, with cool winters and mild summers, making it ideal for pasture growth. • Many building sites capturing prominent views of the area. AN OUTSTANDING TABLELANDS PROPERTY - this very attractive grazing/farming property has been improved over the years and offers a smooth transition for the astute buyer looking at farming, beef and or lamb production with excellent water security, clean well-maintained pastures, sound fencing and excellent access. Inspection is strongly recommended. Contact agents for further information or to arrange an inspection. Auction on Friday 24th May 2024, 10:30 am - 152 William Street, Bathurst NSW 2795 Agents: Sam D'Arcy | 0401 612 996 Hugh Gooding | 0439 000 639 Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.