

595 Dog Trap Road, Yass, NSW 2582



Sold Mixed Farming

Friday, 29 September 2023

595 Dog Trap Road, Yass, NSW 2582

Area: 279 m2

Type: Mixed Farming



Trish Brewer
0409524901



Col Medway
0428481243

Contact agent

LAWD is pleased to present for sale Oak View (The Property), being 279* hectares of an exceptional land bank opportunity in the converted Yass to Canberra growth corridor. The Property is offered as a whole or in two parcels. Highly productive grazing land currently utilised for mixed farming and fodder crops. Irrigated truffle plantation comprising 1,000* Oak & Hazelnut trees. With superior location and direct access to the Dog Trap Road, 8.5* kilometres off the Barton Highway and only 43* kilometres from the ACT. Scale Spanning 280* hectares (691* acres) on three titles, available in-one-line or two separate assets with a choice of 105* hectares or 175* hectares. Future Development Potential. Attractive landbank opportunity with proximity to Canberra and current minimum lot size provides the Property with subdivision potential for future development. 1.2* kilometre frontage to the Dog Trap Road provides long clear access allowing efficient development opportunities. Minimum Lot Size: 40* hectares with averaging (Yass Valley Local Environmental Plan 2014) Zoning: RU1 Primary Production Location Situated in the Yass Valley within the Southern Tablelands of New South Wales, only 10* kilometres southeast of Yass, 43* kilometres from the ACT border, 46* kilometres from the Gungahlin town centre and 51* kilometres from Canberra City. The Yass Valley is within easy reach of Sydney being only a 243* kilometres freeway drive to the M5/M7 intersection. Topography The Property boasts a gently undulating and highly arable topography comprising productive creek flats gently rising to rolling slopes. Water Water is secured by multiple surface and groundwater sources, including four* surface dams and double frontage to the reliable Kittys Creek. Pastures The permanent pastures are based on rye, Phalaris and clover. History of fodder crops and hay production. Fertiliser has only been applied intermittently in recent years providing the opportunity for further uplift in productivity. Production The Property has a long history, operating as a mixed farming property producing winter crops in combination with sheep and cattle production. Sale Process: The Property is being offered for sale by Expression of Interest as a whole or as two separate assets, closing at 12pm (AEST) 9 November 2023. For further information please do not hesitate to contact the exclusive selling representatives.