

635 Grove Creek Road, Triangle Flat, NSW 2795



Sold Mixed Farming

Saturday, 12 August 2023

635 Grove Creek Road, Triangle Flat, NSW 2795

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 942 m2

Type: Mixed Farming



Hugh Gooding
0439000639

Contact agent

'The Grove' is a remarkable property spanning approximately 2,330* acres and located in a fertile valley with double frontage to Grove Creek and Byrnes Creek. The property boasts 34 large stock water dams, providing abundant water resources. The property's irrigated and dryland black soil creek flats act as a highly efficient fodder factory, while the surrounding valley showcases improved and native pastures on basalt and loam soils, including Phalaris, Fescue, sub, and white clovers, with a history of successful fertilization. Apart from its natural beauty, 'The Grove' offers excellent infrastructure, making it a convenient and efficient operational space. The property includes a Manager's Residence and a 2nd House, catering to absentee owners or short-term stays. For the workforce's comfort, a seven-bed shearers' accommodation is being installed on the property. 'The Grove' is a picturesque and versatile property, combining agricultural potential, natural charm, and modern amenities to create an unparalleled opportunity for farming families looking to expand, investors and lifestyle seekers alike.

- Land holding - 942.9 Hectares (2,330 Acres)
- Zoning RU1 - Primary Production (with a minimum lot size of 100 hectares or 250 acres)
- 4 hours from Sydney, located on the Grove Creek Road, 9km to Trunkey Creek, 65km to Bathurst and 83km to Orange.
- Irrigated & dryland black soil creek flats, improved and native pastures on basalt and loam soils.
- Abundance of water with double frontage to Grove and Byrnes Creeks, 160ML of Water Licences, large stock water dams, 32ML storage dam.
- Manager's Residence and 2nd House, ideal for absentee owners or short-term stays.
- Mixed farming - sheep, lambs, wool, cattle, irrigated & dryland fodder cropping.
- Well-fenced main paddocks & boundary, interconnecting laneways & holding paddocks.
- Improved pastures of Phalaris, Fescue, sub and white clovers, history of fertilizing.
- Large woolshed, two sets of sheep yards, cattle yards, machinery sheds, silos, haysheds & silage pit.
- Fantastic views, abundant lifestyle opportunities in your own valley.

Offered for the first time in 30 years, to be sold at auction. 'The Grove' presents a rare opportunity to own a well-managed farm with scale in a growing region, with an abundance of water security, fertile soils, irrigation, established pastures and exceptional infrastructure, the agricultural opportunities are endless. Please contact us for a copy of the Information Memorandum or to book a private inspection. Auction on the 15th of September 2023 10.30 am 152 William Street, Bathurst NSW 2795 Agents: Chris Malone ☎️0401 968 447 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.