

**65 Gorham Road, Springside, NSW 2800**



**Livestock For Sale**

Saturday, 18 May 2024

65 Gorham Road, Springside, NSW 2800

Area: 156 m2

Type: Livestock



Tom Campbell

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## AUCTION

A rare chance to secure 156.5\* hectares (386\* acres) only a short distance from one of the most sought after regional centres in NSW. 'Flyers Valley' and 'Mambilla' offer prime grazing country and an ideal rural lifestyle. Properties offering the perfect blend of space, seclusion, scope, and serenity. Key Features:- Flexibility to potentially run as one expansive property or purchased in two distinct parcels – Flyers Valley (90.5\* hectares) and Mambilla (66\* hectares) are located in a peaceful and quiet area, only a short drive from Orange.- Abundant water from approx. 1.5km of Flyers Creek frontage (mainly double frontage), complemented by three dams (including one spring-fed with pump and water reticulation to some paddocks), another seasonal creek, plus a high rainfall area providing approx. 34 to 36 inches annually.- Approximately 25% of the property is arable, providing opportunity for a range of agricultural pursuits, however, particularly well suited to livestock grazing with substantial established laneways ensuring efficiencies in livestock management and farming operations across the property.- Subdivided into 17 main paddocks offering flexibility in pasture management, with mainly basalt soils plus some limestone outcrops, and ranging from gently undulating slopes to some steeper country, and a carrying capacity in the area of 90 to 100 cows.- Fencing ranges from being in good condition to needing repair, with some double-fenced boundary tree lots. Extensive fenced tree planting programs have been implemented over the years.- A council approved building entitlement and electricity easement is in place on 'Flyers Valley', offering the opportunity to build your dream rural retreat, along with a silo and hayshed providing facilities for agricultural operations.- Conveniently located between Gorham Rd (via Cadia Rd) and Waldegrave Rd just 20\*km from Orange, 22\*km from Millthorpe, 62\*km from Bathurst, 260\*km from Sydney, and 270\*km from Canberra. Do not miss this opportunity to secure a productive farming enterprise. 'Flyers Valley' and 'Mambilla' offer a range of possibilities and inspection is recommended. Contact Tom Campbell today on 0459 022 477 to arrange your inspection.