

**793 Dangars Falls Road, Dangarsleigh, NSW, 2350**

**Sold Other**

Thursday, 13 April 2023



793 Dangars Falls Road, Dangarsleigh, NSW, 2350

Type: Other



Graham Macdougall

**Looking for a decent bare block, close to town?**

**Please consider "Baguna".**

Situated about 15 minutes south of Armidale, on the way to the magnificent Dangars Falls and Oxley Wild Rivers National Park, "Baguna" is a fairly straightforward proposition.

Being a "bare block" "Baguna" can be tailored to the purchaser's preference.

Currently without a farmhouse, at 215 ha, "Baguna" qualifies for a dwelling entitlement. You could take advantage of the mains power running through the property or go off-grid if you prefer.

No stockyards means you can implement your preferred stock handling system.

The property has open areas of healthy native pastures, including kangaroo grass and microlena (weeping rice grass). And healthy stands of native timber, mostly stringybark and apple box (angophora).

"Baguna" is flat to gently undulating, so while there is a bit of regrowth that may need attention, the favourable lay of the land means pasture improvement & maintenance and capital improvements shouldn't too tricky to undertake.

It also means that stock movements are relatively straightforward. There are over a dozen dams in eight paddocks.

And of course, the location being under 20km from the heart of town is another big positive.

"Baguna" has a guide price of \$1,600,000 and is offered for sale by private treaty.

For further information or to arrange an inspection, please call Graham MacDougall on 0412 220 302.