

80 Palmers Oakey Road, Palmers Oaky, NSW 2795



Mixed Farming For Sale

Friday, 19 April 2024

80 Palmers Oakey Road, Palmers Oaky, NSW 2795

Area: 980 m2

Type: Mixed Farming



Boo Harvey
0498990075



John Harrison
0404335267

For Sale by Expression of Interest

For Sale by Two-Stage Expression of Interest Campaign Stage 1 - Expression of Interest closing on Thursday 30 May 2024 at 4.00pm (AEST) CBRE Agribusiness is pleased to be exclusively appointed to present For Sale, "Oaks" (the Property). The Property is situated within Lithgow City Council comprising 980* hectares located 45* kilometres from Bathurst, 63* kilometres from Lithgow and 200* kilometres from Sydney. The Property offers direct frontage to Palmers Oaky Creek rising to timbered hill grazing country and is situated in a high rainfall zone. The Property features steel cattle yards, steel sheep yards, historic shearing shed, lockable steel four-bay garage, storage shed and four-bedroom homestead. Key Investment Highlights:- Total land area of 980.34* hectares (2,422.43* acres)- Average Annual Rainfall of 768* millimetres - Watered via Palmers Oaky Creek frontage, spring-fed gullies and catchment dams- Topography comprises undulating to steep terrain with site elevations ranging from 719* metres to 1,152* metres above sea level - Soil types comprise of granite derived yellow-red-brown sandy loam soils with rocky outcrops - Pastures predominately comprise of native weeping grass, red grass, poa tussock, kangaroo grass, spear grass and wire grass- Native timber comprises of Central Tableland Ranges Peppermint-Gum, Southern Tableland Western Hills Scribbly Gum Forest- Working improvements include basic steel cattle yards with covered working area, steel sheep yards, historic 3-stand woolshed, storage shed and lockable steel frame 4-bay garage- Accommodation includes a 4-bedroom homestead - Weekender distance from Sydney via M31 Motorway "Oaks" presents an entry level livestock grazing opportunity or may have potential for biodiversity conservation, a carbon project, renewables, plantation forestry or recreational activities such as hunting and camping.*Approximately