

**8082 and 8044 New England Highway, Glencoe,
NSW 2365**



Mixed Farming For Sale

Tuesday, 21 May 2024

8082 and 8044 New England Highway, Glencoe, NSW 2365

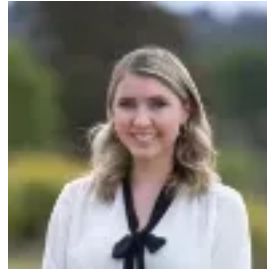
Bedrooms: 3

Bathrooms: 2

Type: Mixed Farming



Andrew Starr
0292493715



Jodi Ellis
0458255102

Auction 4th July 2024

'Collette' 8022 and 8044 New England Highway, Glencoe NSW, offers 180 acres of prime agricultural land. Situated within the village of Glencoe this highly productive parcel of land is considered the ideal location to operate a specialised livestock, equine or ag industry related business. With 600 metres of New England highway frontage to an 80km per hour speed limit zone, exposure to the high volume of daily traffic is maximised and ensures any promotional material and signage cannot be missed. 'Collette' is the current home of the well known Peterson Kelpie Stud. The structural improvements on the property include a three bedroom, two bathroom brick home with a single bay garage. The protected setting is surrounded by established trees and well designed wind breaks. The original woolshed is fitted out to include a modern fully self contained single bedroom guest quarters. The outbuildings include a modern 5 bay (20m x 7m) machinery shed where one bay is fitted with a raised board shearing facility, a second three bay machinery shed and a 2 bay car shed. A set of functional cattle yards include a vet crush with drafting options and a large holding yard fitted with trough water. The cattle yards are well located and provide reliable all weather access for trucks. The fertile Red, Chocolate and Black basalt soils combined with the flat and gently undulating terrain have historically supported intensive grazing, fodder cropping and hay making. The property is currently planted with high performance perennial pastures and annual fodder crops which thrive in the high rainfall temperate climate. Reliable water for livestock has been developed and is supplied from multiple sources. An equipped bore and an equipped Spring fed dam underpin a reticulation system which feeds a header tank and a network of stock troughs. In addition numerous dams are located across the farm and frontage to Marowan Creek. A feature of the property are the well established tree lines where a variety of deciduous species provide striking autumn colours and strategic windbreaks for livestock. The hard to find combination of a convenient location and a high level of agronomic performance presents an opportunity not to be missed. "Collette" will be auctioned on Thursday the 4th of July. **All information contained here is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries*