

826 Angledale Road, Bega, NSW 2550



Sold Dairy

Tuesday, 23 January 2024

826 Angledale Road, Bega, NSW 2550

Bedrooms: 6

Bathrooms: 2

Area: 345 m2

Type: Dairy



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Contact agent

Holdings - Being sold as one "Angledale" is held in 3 titles as set out below. "Angledale" - 826 Angledale Road, Angledale: 135.02 HA 333.5 Acres "Wyuna" - 669 Murrays Flat Road, Greendale: 168.17 HA 415.4 Acres "The Corner" - lot 1423 Angledale Road, Angledale: 41.9 HA 103.5 Acres TOTAL AREA 345.09 HA 852.4 Acres Local Government Area/Shire Rates: \$7047.43 PALocal Land Services : \$2500 PAIMPROVEMENTSMain house - North facing 3 bedroom farm house with enclosed verandah. Stunning views. Second house - North facing 3 bedroom farm house, open plan. Stunning views. Dairy - built 2016. Very good condition Steel frame, colour bond with concrete slab. Approximate area 600sqm. Operating plant and equipment include; 50 stand rotary dairy with 5.5kw hydraulic drive motor, nylon runners, manual cups, laser entry, electronic tag reader, stainless steel bins, auger system, 100mm lowline milk line, duel plate cooler, heat transfer system, 1000 litre hot water system, 22000 litre stainless steel vat, large external chiller, back up generator, floor drainage, high bay LED lighting, dairy effluent disposal system with 2 traps, storage dam and solid waste system. Electricity - the Dairy has single and 3 phase electricity services. Back up power is provided by a diesel fuel 130 kva generator with automatic starting system. Power to the dairy is also supplemented by a 10kw solar back to grid system.Yards - steel dairy yards, 400 cow feed pad, + older set of yards with crush. Shedding - 108sqm colour bond Hay shed, 218 sqm corrugated galvanized machinery shedSilos - 3 x 30 toneSilage - 1000 tone storageFencing - fencing is general of conventional rural style post and wire construction, incorporating plain, barbed, and electric wires. Condition varies but is generally stock proof. WATER RESOURCESStock and domestic water is supplied by 100hp and 75hp pumps to two 75,000 litre concrete tanks and fed back to dairy storage tanks and gravity fed to the main house. The second dwelling has tank storage. Concrete troughs across the property are gravity fed. Stock water is also available from natural lagoons as well as the Brogo River. IRRIGATION LICENSE SUMMARYLicences are regulated from the Brogo River system, New South Wales Department of Primary Industries (Office of Water)Lic. 10AL101841 597 mgLic. 10AL101782 87 mgLic. 10AL101812 48 mgLic. 10AL101840 3 mg (High Security) TOTAL 735mgIrrigation is via 10" pvc pipes reducing to 8" and 6" across the property to hydrants for bike shift system as well as K Line servicing approximately 350 acres of irrigated country. COUNTRYTopography- The property is described as gently undulating pasture improved hill country with a good mix of alluvial river flats. Timber sections are steep in nature.Soils - a mix of Basalt and decomposed granite.Arable area- approximately 75% improved country, with remaining natural bush adjoining national park.Pasture improvement - Approximately 600 acres Rye and clover plus kikuyu over sown with Rye.AGENTS COMMENTS"Angledale" is a once in a lifetime opportunity. The best of the best hill country in the district with river flats to match. Blessed with permanent water from the Brogo River and a huge irrigation licence. "Angledale" features 3 holdings and a 2016 built 50 stand rotary dairy plus 2 houses. A rare sale with the first time offered outside the family.