

828 Sheep Station Road, Cowra, NSW 2794

Mixed Farming For Sale

Friday, 26 April 2024



828 Sheep Station Road, Cowra, NSW 2794

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 446 m2

Type: Mixed Farming



James Keady

0427312402

Asking \$4,700,000

" Jessies Ridge " - 446 Ha – 1108 Acres - Council Approved 8 Lot Subdivision Eight Building Entitlements TITLE PARTICULARS Lot 3, 5 & 6 DP 871441: Lots 10, 9, 5, 6 & 7 DP 866261 SUBDIVISION Jessies Ridge is subdivided into eight registered individual rural lots. Power is either on or available to five lots with a cost \$54,620.00 to power lots 5, 6 & 9. Each lot has cement entrances ways and building plans. Blocks: Lot 3 DP 871441 140 Ha – 100 acres. Power at the boundary Lot 5 DP 871441 49 Ha – 122 acres. Power on the block. Lot 6 DP 871441 121.309 Ha - 300 acres. Power at the boundary Lot 10 DP 866261 72 Ha – 178 acres. Home & improvements Lot 9 DP 866261 40 Ha – 100 acres. Power not on lot Lot 5 DP 866261 40 Ha - 100 acres. Power not on lot Lot 6 DP 866261 44 Ha – 108 acres. Power not on lot Lot 7 DP 866261 40 Ha - 100 acres. Power on the lot COUNTRY Flat grey loam running to black creek flats to higher red loam country. 100% arable IMPROVEMENTS Comfortable modern three-bedroom Hardie Plank homestead (123m²) built in 2000. Comprising modern open plan lounge/ kitchen/ dining (split system & wood fire). Ensuite off master bedroom plus walk in robe, spacious second bedroom. Tiled laundry with shower & wc. Double lockup Colour Bond garage (42m²). Open front patio. Two stand electric shearing shed (raised board) with weather shed/ machinery (Built 2000). Modern steel sheep yards (double drenching race), B double access. Four HE centre delivery silos (approx. 200 tonne), as new four bay hay/machinery shed (Built 2015). Paddock Subdivided into 16 paddocks plus holding paddocks close to infrastructure. All the interior fencing is 23 years old hing joint and double gated. RAINFALL 825mm – 25 inches STOCK AND DOMESTIC WATER 2 non-permanent creeks 13 dams Rainwater storage at house & shearing shed (10,000-gallon capacity) Bore (non-working) PASTURES 200 acres sown to oats. Jessies Ridge has been well supered and limed over the years. CARRYING CAPACITY Under present management Jessies Ridge has continually run 1100 First X Ewes or 185 cow equivalent. SERVICES School Bus Front gate on Sheep Station Road Mail Three per week LOCATION 25 kms Cowra AGENT'S NOTE Jessies Ridge has over the years produced magnificent prime lambs regularly topping the Cowra prime lamb market. It is rare that a property of this caliber comes on the market with a Council approved rural subdivision given the minimum sub divisional area is normally 100 Ha – 250 Acres. A significant capital gain is available to the new owners by selling off the lots individually. A live in manager is available on the property for the incoming purchaser. Call now for more information, James Keady Phone - 6342 3344 - Mobile 0427 312 402 James P Keady Pty Limited A Family Company since 1912 DISCLAIMER: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. Interested parties should rely on their own legal advice and the accuracy of the contract.