

831 Ophir Road, Bathurst, NSW 2795



Sold Lifestyle

Thursday, 12 October 2023

831 Ophir Road, Bathurst, NSW 2795

Area: 101 m2

Type: Lifestyle



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\$1,750,000

"Big East" - Lot 2 is a 250*acre property of rolling grazing country with a building entitlement, connected power, positioned on the eastern side of the Macquarie Valley, boasting a delightful outlook over the city of Bathurst and the western side of the Blue Mountains as a backdrop. Conveniently located just 17 km from Bathurst, 44 km from Orange, and approximately 3 hours from Sydney. Bitumen road to the front gate. With a zoning of RU1-Primary Production, this property offers a convenient location and excellent water availability, thanks to multiple springs that feed 4 stock water dams. The property consists of undulating grazing country with an easterly aspect, with part of Big East being mostly level with some gentle slopes or rolling features. From the aerial shot, it's evident that the property is mostly cleared but for scattered shade and shelter trees and treed gullies. The soil is typical granite soil country, with about 70% of the land being arable except for gullies and some larger 'feature' boulders. Most of the pasture has been sown down this spring to an improved mix of Matua prairie grass, cocksfoot, Nui Per Ryegrass, Izmir sub clover, Kingsgate rye and Arrowleaf clover. The balance of pasture consists of native grasses with clovers and the altitude ranges from 800m to 850m. Most of the boundary fencing is new, and all of it is in good stockproof condition. The owner estimates a stocking potential of approximately 50 cows. If you're interested in learning more, please contact us for a copy of the Information Memorandum or to book a private inspection. Inspections: Please contact agent to book private inspections. Information Memorandum: Available in electronic or hard copy. Land Size: 247 acres (100 ha) Agents Stewart Murphy | 0427 363 118 Hugh Gooding | 0439 000 639 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.