

Address available on request, Canowindra, NSW 2804

Sold Mixed Farming

Friday, 1 September 2023

Address available on request, Canowindra, NSW 2804

Bedrooms: 4

Bathrooms: 2

Area: 183 m2

Type: Mixed Farming



Trish Brewer
0409524901

Contact agent

LAWD is pleased to present for sale Fairview (the Property), a highly productive mixed farming opportunity (183* hectares) currently utilised for production of prime lucerne hay, prime lamb fattening, dryland cropping and grazing, with an exceptional homestead overlooking Belubula River lucerne flats, in the Central West region of New South Wales (NSW).KEY INVESTMENT HIGHLIGHTS INCLUDE:History: A landmark asset in the Canowindra district, with only three different ownerships since the 1900'sArea: 183.60* hectares / 453.50* acresScale: Production of more than 40,000* small bales of Prime Lucerne per annumStrength of Enterprise: Long history of quality Lucerne production with long term clientsTopography: Self watering river flats rising to gently undulating arable and grazing landSoils: Deep alluvial soils, and red-brown earths on higher groundWater Entitlements: 552ML* (304ML* General Security Belubula River water licence and 248ML* Belubula groundwater licence)Livestock Water: Reliable water from dams, river and bore, supplied to all paddocksAccommodation: Historic Fairview homestead (circa 1920), fully refurbished and expanded in 2017, featuring four double bedrooms, two bathrooms, modern open plan living and adjoining alfresco dining area plus inground pool. Set in attractive easy-care garden including a single bedroom studio. A classic Australian colonial style homestead that maintains its country charm while providing all the features demanded by modern lifestyles.Improvements: Fit-for-purpose operational improvements include three stand (two equipped) shearing shed, cattle yards, machinery shed, two hay sheds (60,000* small bale storage) and silosLocation: Located less than 10* kilometres to the township of Canowindra, and less than 75* kilometres to the Regional City of Orange, in the Central West Region of NSW.Fairview is being offered for sale by Expression of Interest closing at 12pm (AEST) on Thursday 12 October.*approximately