

Alice Dale Limekilns Road, Limekilns, NSW, 2795

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

Alice Dale Limekilns Road, Limekilns, NSW, 2795

Bedrooms: 3

Bathrooms: 1

Type: Rural



James Walton
0263361585



Greg Ryan



Tom Campbell

"Alice Dale"

233.13 Hectares – 575.83 Acres*

Cropping - Grazing - Water

Bowyer & Livermore is pleased to present to the market "Alice Dale", a quality mixed farming operation not offered to the market in over 50 years. Situated high (820m ASL) on the Central Tablelands just 27km* north of Bathurst, 83km* to Orange and 212km* to Sydney.

The farm consists of soft croppable country to undulating grazing, a blend to suit the most astute of buyers making it ideal for fat lambs, trading, cropping, stud or commercial cattle or all of the above. The soils are described by the vendor as being heavily influenced by limestone.

Water security is excellent with 12 dams, 1.6km fenced frontage to the Cheshire creek, dual frontage to both Penders creek and Diamond creek.

Farm Improvements include a modern lock up machinery shed, lock up workshop complete with concrete floor, power and water (ideal for weekend retreats), converted wool shed to additional farm storage, modern steel sheep yards.

Accommodation includes a red brick 3-bedroom home, with renovation ideal for owner occupier, tenancy or workers accommodation, complete with garage and shed.

Currently leased at \$300 per week.

Our vendors are retiring from the land, offered for sale by auction if not sold prior, contact James Walton on 0404 729 509 or one of the Bowyer & Livermore sales team on 6336 1585 to arrange your inspection.

Detailed information memorandum & contract available upon request.

* Approximately.

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.