

# Jimenbuen Road, Numbla Vale, NSW 2628

## Sold Lifestyle

Friday, 3 November 2023

Jimenbuen Road, Numbla Vale, NSW 2628

Area: 436 m2

Type: Lifestyle



Nick Kirshner  
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Aaron Mackay

## Contact agent

• Approximately 436 hectares or 1,077 acres. • Located less than 10 minutes drive south of Dalgety, direct bitumen road access. • Well watered by Gorman Yard Creek, Numbla Creek as well as 5 dams and several springs • Fenced into 9 paddocks, 90% arable and 98% grazable, all boundaries are well fenced. • Lightly timbered, mostly Apple Gum and some Manna Gum • Soils are granite derived with some alluvial soils present in lower lying areas, topography gently undulating, about 80% east facing country with some excellent shelter. • Steel/timber cattle yards with loading ramp, 2 x timber sheep yards • Minimal pasture improvement over the years with some Ryegrass and Phalaris present. Some paddocks or parts there of have previously been sown down to cereal crops. • Circa 1940s uninhabitable masonry block house lived in until mid to late 1980s, mains power available. • Further infrastructure: 4 x sheep shelter sheds in need of some TLC. Agents Comments: The sale of "Rosewood and The Gorman Yards" presents an excellent opportunity to purchase a sound grazing block well looked after and conservatively stocked for many decades by the same family producing outstanding wool, fat lambs and beef cattle alike. Stocking rates have consistently been around 1,400 ewes plus lambs as well as 50 or so cows plus followers. With easy bitumen road access and a building entitlement (dual occupancy) under the current LEP this could make a great block to build your dream home on (subject to approval from all relevant authorities of course). DON'T HESITATE AND CONTACT OUR SALES TEAM NOW FOR YOUR OWN PRIVATE INSPECTION!