

'Glenroy' Tyrone Rd, Bunnan via, Scone, NSW 2337



Mixed Farming For Sale

Sunday, 23 June 2024

'Glenroy' Tyrone Rd, Bunnan via, Scone, NSW 2337

Area: 543 m2

Type: Mixed Farming



Gavin Beard
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\$3,300,000 - \$3,600,000

LOCATION: 20 minutes West of Scone, 3.5 hours N/W of Sydney CBD.**AREA:** 1343ac / 543ha of unrestricted freehold**SERVICES:** Power available (not connected), telephone available, Primary & Secondary schools at Merriwa, Scone and Aberdeen. Local livestock selling centre at Scone.**COUNTRY:** The topography is mainly soft rolling hills with some areas of steeper grazing areas. The soils are made up of predominantly black and chocolate basalt. Timber is made of a mixture of Apple Box, White Box & Kurrajong. Timber has been cleared to shade timber only.**WATER:** Glenroy has frontage to the Wybong Creek with a pumping station located on the creek pumping water to a series of elevated storage tanks. The property also has a well at the Northern end of the property. **RAINFALL:** 26 inch / 650 mm per annum average.**IMPROVEMENTS:** Glenroy has an old shearing shed, that has been converted into accommodation. There is a set of steel cattle yards, a large hay storage shed, along with a 5 bay machinery shed with 2 bays enclosed with concrete flooring.**FENCING:** Glenroy is very well fenced into approx. 14 main paddocks with a large portion of the fencing being in new condition.**CARRYING CAPACITY:** History represents a carrying capacity of 150 breeding cows and progeny on a year in year out basis.**AGENT'S REMARKS:** The offering of "Glenroy" is an excellent opportunity to purchase a quality low cost grazing property in the Scone / Bunnan district. There is also an opportunity to purchase an adjoining high quality fattening and irrigation property. Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 or Maddy Teague on 0417 542 490 for more details.