

'Kierahmee' 53 Tyrone Rd, Bunnan via, Scone, NSW 2337



Mixed Farming For Sale

Sunday, 23 June 2024

'Kierahmee' 53 Tyrone Rd, Bunnan via, Scone, NSW 2337

Area: 231 m2

Type: Mixed Farming



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\$5,000,000 - \$5,500,000

'Kierahmee' comprises 571 acres of some of the finest soils the Upper Hunter has to offer. This beautiful property is located 20 minutes' drive from Scone on the banks of the Wybong Creek and boasts a 74mg irrigation licence direct from the creek. This property is truly one of a kind with its diversity of food production and lifestyle attributes. Inspections are strongly recommended for the serious buyer. LOCATION: 20 minutes West of Scone, 3.5 hours N/W of Sydney CBD. AREA: 571ac / 231ha of unrestricted freehold SERVICES: 3 phase power and telephone connected, along with mobile reception, Primary & Secondary schools at Merriwa, Scone and Aberdeen, school bus to front gate. All-weather access to house. Local livestock selling centre at Scone. COUNTRY: The topography is mainly flat to softly undulating with large areas of alluvial creek flats. 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: 'Kierahmee' has approx. 1.7km frontage to the Wybong Creek with 2 separate pumping stations located on the creek. Stock and domestic water is pumped to an elevated tank (160,000L), which then gravity feeds stock watering troughs throughout the property. The property also has an irrigation licence of 74meg from the Wybong Creek RAINFALL: 26 inch / 650 mm per annum average. IMPROVEMENTS: 'Kierahmee' has a fully self-contained accommodation area in a renovated shearing shed, an old 4 bedroom residence in need of repair, a 48x16m steel machinery storage shed with 3 phase power connected and full workshop area, a hay storage shed, a full home meat processing area including cool room and butchering area, a large set of steel cattle yards with vet crush and loading facilities. FENCING: 'Kierahmee' is fenced into 10 main paddocks with the majority of the fencing being in new condition. Fencing has been designed around a laneway system for ease of livestock movements. AGENT'S REMARKS: The offering of 'Kierahmee' is an opportunity to purchase a quality farming/grazing/irrigation property in the Scone / Bunnan district. 'Kierahmee' has it all: sealed road frontage, good improvements, creek frontage, high quality soils, 20 mins from Scone. There is also an opportunity to purchase an adjoining further 1350 acres of quality grazing country. 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.