

Lot 22 / 1235 Glen Alice Road, Rylstone, NSW 2849



Mixed Farming For Sale

Tuesday, 2 July 2024

Lot 22 / 1235 Glen Alice Road, Rylstone, NSW 2849

Bedrooms: 3

Bathrooms: 1

Area: 143 m2

Type: Mixed Farming



Tyler Lawson

\$1,900,000

Welcome to Hoppynge Farm, an expansive and well-appointed grazing property, designed for both agricultural productivity and sustainable living. This is a rare opportunity to acquire a 143.7ha approximate mixed grazing property that offers an ideal balance of natural beauty and modern conveniences.

Grazing Excellence: - 13 Fenced Paddocks: Equipped with hinge joint, mesh, and electric fencing for enhanced security and livestock management. - Central Laneway: A long, central laneway connects all paddocks, streamlining access and stock movement across the property.

Water Security: - 8 Dams: Meticulously excavated to ensure drought resilience, with two dams spring fed, providing reliable water sources year-round.

Quality Pastures: - Hillside Grazing: Rich in native grasses such as Microleana and Red grass, supported by clovers. - Flatland Pastures: Enhanced with improved grasses like Phalaris, Rye, and Cocksfoot, perfect for diverse livestock needs. - Lucerne Production: Approximately 30 acres dedicated to Lucerne, ideal for hay production with potential for expansion.

Livestock Facilities: - Sheep Yards: Includes loading race and stock shedding. - Storage Solutions: Utilizes shipping containers for secure storage.

Off-Grid Modern Living: - 3-Bedroom Home: A modern, off-grid manufactured home, perfectly positioned for maximum privacy and scenic views. - Solar Power: Powered by a robust off-grid solar system, ensuring energy independence. - Fresh Tank Water: Provides a sustainable and comfortable living experience.

Property Code: 186