

976 Sodwalls Road, Tarana, NSW 2787



Other For Sale

Sunday, 23 June 2024

976 Sodwalls Road, Tarana, NSW 2787

Area: 134 m2

Type: Other



James Walton
0404729509



Greg Ryan
0427070225

Forthcoming Auction

“Whispering Meadows” - Central Tablelands Grazing 135Ha - 333 Acres* Bowyer & Livermore are pleased to present to the market “whispering Meadows”. A stunning 333 acre* property nestled in the heart of the Fish River/Tarana Valley. Key features include but are not limited to:

- Highly developed and established pastures, including cocksfoot, phalaris, clovers and natives
- Gently undulating grazing country
- Extensive water infrastructure with troughs to each paddock feeding from the Oberon water supply
- Good quality stock fences, with the property subdivided into 10 paddocks
- Undercover sheep yards
- Power running through the property
- Exquisite 360 degree rural views, including direct outlook to Evans Crown and Mt Tarana
- Minimal noxious weeds observed, it's a credit to the vendors to the presentation of the property

Please note this property is being offered as an agricultural allotment only therefore under consenting authoring (Lithgow City Council) the property is not eligible for a building entitlement. “Whispering Meadows” is being offered as a reluctant but necessary sale as our vendors are downsizing their farming operation, the property is offered for genuine sale and is offered for sale now or by auction. Not offered to the open market in nearly a century. Central Tablelands grazing country of this quality is rarely offered in the Fish River Valley and is highly sought after, no building entitlement offers the opportunity to graziers to scale their farming enterprises without the potential additional cost associated with a building entitlement. Inspections are highly recommended, please contact James Walton on 0404 729 509 to arrange your private inspection today.*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.