

'Glencairn' Rouchel Rd via, Aberdeen, NSW 2336

Other For Sale

Friday, 5 July 2024

'Glencairn' Rouchel Rd via, Aberdeen, NSW 2336

Area: 130 m2

Type: Other



Gavin Beard
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Maddy Teague
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Auction Price Guide: \$1.5-1.55M

With a history of producing fat cattle, "Glencairn" presents as a quality grazing property, with safe water, livestock handling infrastructure and stunning views. Located just 20 mins from Aberdeen and 2 hours from Newcastle, "Glencairn" would be a great add-on block or the perfect opportunity to enter the Upper Hunter market in the well renowned Rouchel district. Area: 130Ha / 320.ac approx. Titles: L3/DP113729; 1L2/DP549150; L26, L27, L114, L315, L316/DP752456The country is mostly open undulating areas with some creek flats to steeper grazing areas and many sheltered gullies and shelves throughout. The property is well watered with frontage to the Rouchel Brook plus several dams, some of those spring fed. Average annual rainfall 805mm/year.A set of steel stock yards are located along the roadside providing ease of access for loading and unloading cattle. The property does have a dwelling entitlement - power and phone line runs through the property providing easy access to anyone looking to build a home. "Glencairn" has a proven carrying capacity of 65 cows and calves with quality progeny produced year in year out. To be auctioned online via AuctionsPlus.com.au on Wednesday 14 August, 2024 at 11am. Online registration required prior to auction - please get in touch for details. Auction Price Guide: \$1,500,000 - \$1,550,000To organise an inspection please get in touch with the exclusive conjunctional agents below.Nutrien Harcourts SconeGavin Beard: 0438 452 810Maddy Teague: 0417 542 490andDavidson Cameron & CoStephen Johnston: 0414 217 911