

Pine Mount Road, Darbys Falls, NSW, 2793

Sold Rural

Friday, 12 May 2023

Pine Mount Road, Darbys Falls, NSW, 2793

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Type: Rural



James Walton
0263361585



Greg Ryan



Tom Campbell

“Kurrajong” & “Kentucky” 770 Acres*

“Kurrajong” & “Kentucky”
offered as a whole

311 Hectares* - 770 Acres*

Cropping - Grazing - Water - Significant Improvements

Bowyer & Livermore is pleased to present to the market “Kurrajong & Kentucky”, a quality mixed farming operation situated on the edge of the Tablelands and South West slopes. Located just 15km* to Cowra, 16km* to Woodstock village, 93km* to Orange, 102km* to Bathurst, 190km* to Canberra and 300km* to Sydney.

“Kurrajong” & “Kentucky” are being offered as a whole, total 312 Hectares* or 770 Acres*. The farm consists of soft cropping country to undulating grazing, a blend to suit the most astute of buyers making it ideal for fat lambs, trading, cropping, cattle or all of the above.

Water security is excellent with a bore and reticulated trough system, 2 spring and several dams.

Stock handling facilities include:

- Large set of “Arrow” sheep yards complete with double drenching race, draft, large holding yards and loading ramp at the front of the property (Kurrajong) with B double access
- Modern design 3 stand wool shed, built by Lachlan Steel in 2016, including versatile floor spaces, ideal for machinery storage throughout the year
- New “Clipex” sheep yards at the rear of the property (Kentucky)
- Steel cattle yards complete with crush and loading ramp

The recently built (2018) homestead features a spacious open plan design, 4 bedrooms, study and spectacular views, pool house, all set in a turfed and irrigated house yard with a stunning pool and vegetable garden.

A property that is sure to appeal to the whole family with quality improvements, ease of management, productivity all set in a stunning location.

Our vendors are relocating, offered for sale by auction if not sold prior, contact James Walton on 0404 729 509 or one of the Bowyer & Livermore sales team on 6336 1585 to arrange your inspection.

For Further details an Information Memorandum is available upon request.

approx*

Disclaimer

The above information in full and extract form has been furnished to us by the vendor(s) of the properties listed herein. 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.

The aerial and location photos are shown for illustration purpose only and should not be relied upon for their accuracy. Any marked boundaries are only approx. 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 Contact

for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.