

2A Guy Street, Wauchope, NSW, 2446

Rural For Sale

Friday, 30 August 2024

PERCIVAL
PROPERTY

2A Guy Street, Wauchope, NSW, 2446

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: Rural



Martin Newell

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Prime Location / Highly Profitable Rural Property (15.62ha / 38.5 acres)

This exceptional rural property offers 15.62 hectares (38.5 acres) of highly productive land, conveniently located just 575 meters from the Wauchope Post Office and CBD.

The current owner operates a successful mixed farming enterprise, which includes silage production, steer fattening and horse agistment. The property boasts a carrying capacity of up to 40 breeders and their progeny through paddock rotation and strip feeding. At present, it is optimized for silage production, small-scale steer fattening, and horse agistment which delivers a strong weekly income.

The property features a spacious four-bedroom plus office home set over two levels. With multiple living areas and breathtaking panoramic views to the north and east across the picturesque rural landscape, this home is ideal for a country lifestyle with the convenience of living in town.

Ample garaging is supplied by a large three vehicle carport which includes an attached fully enclosed workshop.

Further improvements include two sizable machinery sheds, horse stables, and secure fencing across 12 paddocks (barb and electric). The paddocks are designed with laneways for seamless stock movement, leading to a large set of steel yards.

The water supply is secure with a large dam, ample tank storage, and access to town water, ensuring year-round reliability.

This property showcases exemplary farming practices, evidenced by the lush green paddocks that thrive within its boundaries. With its perfect location, income potential, and extensive infrastructure, this property should be at the top of your inspection list.

For more information, please contact Martin Newell at 0429 883 488.

Property Facts

Size: 15.62 hectares (38.5 acres)

Zoning: RU1

Arable area: 100%

Topography: Slight north facing slope to near level flats

Soil: Dark alluvial

Power: Mains

Hot Water: Solar and electric (Two systems)

NBN: Available

Water: Town / Tank / Dam

Rainfall: 1050mm – 1200mm PA average

Sewer: Onsite Septic

Fencing: Rural Barbed and Electric

Yards: Steel with crush and ramp

Access: Sealed Road