

368 Digby Lane, Curlewis, NSW, 2381



Rural For Sale

Saturday, 24 August 2024

368 Digby Lane, Curlewis, NSW, 2381

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



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Historic Homestead & Grazing

LAWD is pleased to present for sale Digby (the Property), currently used for the production of beef cattle and stud bull operations. Located in the highly regarded Gunnedah region of New South Wales (NSW).

KEY INVESTMENT HIGHLIGHTS INCLUDE:

Area: 637* hectares (1,574* acres), comprising of two titles.

Flexibility of Enterprise: Operations currently comprise of 200* cows and calves, run alongside 20* Stud Bulls. The Property possesses further opportunity to progress into dryland cropping or sheep grazing.

Scale: 359* hectares (56%) open grazing land, 215* hectares (34%) arable and 63* hectares (10%) timbered grazing and support.

Topography: The Property ranges from gently sloping to undulating open and timbered grazing land.

Soils and Timber: Offering a mix of red basalts with sections of chocolate soils. The soils are suitable for the establishment of improved pasture, fodder and hay production.

Water: Securely watered by three sources including a solar equipped well, pumping via 50* millimetre poly to two head tanks (75,000* litre and 90,000* litre), reticulating to a network of 16* troughs, further supported by six* earth dams and an unequipped bore.

Accommodation: A circa 1865, recently renovated homestead with four expansive bedrooms and three bathrooms. 3 - 3.5* metre ceilings throughout, with open living areas and expansive verandahs.

Improvements: Operational infrastructure including two sets of steel cattle yards, machinery shed, barn and hay shed.

Location: Conveniently situated near the key infrastructure and service towns of Curlewis (10* kilometres), Gunnedah (29* kilometres), Tamworth (101* kilometres) and Sydney (431* kilometres), with all-weather access to the Property.

Digby is offered For Sale by Private Treaty. For further information or to arrange an inspection, please contact the listing agents.

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