

'Springfield' 345 Albert Road, Tottenham, NSW 2873 **RayWhite**

Mixed Farming For Sale

Friday, 24 May 2024

'Springfield' 345 Albert Road, Tottenham, NSW 2873

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 919 m2

Type: Mixed Farming



Paddy Ward

\$950,000

'Springfield', 345 Albert Road, Albert NSW Size:919.4ha / 2271.8ac Location: 7km to Albert on the Albert/Melrose road, only 1.5km* of Dirt road 23km Tottenham 87km Narromine 125km Dubbo Agents comments: Situated only 7km from Albert and the popular 'Rabbit Trap Hotel', Springfield is the whole package. With great water, improvements and fencing, the property presents an opportunity to live the rural lifestyle with good income potential and affordable scale. Country & Production mix: Red loam to red sandy soils, rising to quartz infused soil. Timber includes Ironbark, pine and wattle. Arable area is approximately 400ac with potential for more with clearing. The balance of the country is open grazing to thick ironbark scrub. Vendor has run cattle, sheep & goats successfully on the property with all fences in great condition. Timber has been milled on the property in the past. Water: 6 dams with good catch majority full, 2 large rainwater tanks and 2 medium sized rainwater tanks. Improvements: • 4 bedroom homestead with 2 bathrooms, modern kitchen, children's play house and wooden veranda. • 2 bay machinery shed • flat bottom silo • double carport • 2 storage sheds • goat/sheep yards Please call Paddy to arrange an inspection at your earliest convenience!