

Spurrells Road, Pleasant Hills, NSW 2658

Sold Cropping

Tuesday, 5 March 2024

Spurrells Road, Pleasant Hills, NSW 2658

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 631 m2

Type: Cropping



John Honeychurch



Mike Weller
0410663041

\$7,000,000

FIRST TIME OFFERED IN ALMOST 100 YEARS 632 Ha – 1,560 Acres FOR SALE VIA PRIVATE TREATY – INSPECTIONS STRICTLY BY APPOINTMENT ONLY – FULL INFORMATION MEMORANDUM AVAILABLE Unique opportunity to secure productive mixed farming operation in beautiful NSW Southern Riverina district. Renowned family holding of the Pleasant Hills district offered for genuine sale for first time in almost 100 years. Untapped potential with no cropping activity for the last seven years. Over 95 percent arable with consistent soil types producing an estimated 6,500 DSE. Unfailing water with access to town water supply. Close to Pleasant Hills township and easy access to Albury and Wagga Wagga.

- Situated at beautiful Pleasant Hills in NSW Southern Riverina district
- Third generation holding offered for first time in almost 100 years
- Dual access via unsealed Spurrells Road and sealed Alma Park Road
- Suited to crop production, pasture production and livestock breeding
- Undulating to slightly rising topography with consistent soil types
- Approximately 95 percent arable and divided into 16 main paddocks
- Uncropped for last seven years and previous excellent lime history
- Pastures improved with lucerne and clovers once cropping ceased
- Currently utilised for pasture production, sheep and wool production
- Seasonal Urangeline Creek runs through property from north to south
- Stock water via sixteen dams, five stock troughs and Urangeline Creek
- Unfailing water with access to town water supply at front entrance
- Original three bedroom plus one bathroom double brick residence
- Oversized eleven bay machinery shed with two fully enclosed bays
- Two stand shearing shed with wet weather storage for total 500 head
- Shearers cottage, hayshed, grain storage shed and 14 x grain silos
- Steel sheep yards with floodlighting, drafting race & drenching race
- Well designed cattle yards with floodlighting and undercover crush
- Plus additional auxiliary shedding to include chaff shed and old barn
- Only 12 kms Pleasant Hills, 75 kms Albury and 95 kms Wagga Wagga

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924 or Mike Weller on 0410 663 041. Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Corcoran Parker accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions.