

# 'The Spring' Mountain Valley Road, Wellington, NSW

**Elders** Real Estate

## 2820

### Sold Other

Friday, 18 August 2023

'The Spring' Mountain Valley Road, Wellington, NSW 2820

Area: 271 m2

Type: Other



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## Contact agent

'The Spring' is a grazing property some 14.5 km from Wellington. It is accessed off the Mountain Valley Road via Mitchell Highway and is a comfortable 1 hour drive from Dubbo or Orange. Tucked away, it is very private with rich undulating creek flats rising to timbered hills. There is approximately 60 ha (150 ac) that has been cultivated by the owners with potential to develop the native pasture & clover base. The soils range from highly fertile creek loams to basalt types. The steeper hills have a rocky basalt soil type. The property enjoys a 660mm (26 inch) rainfall average and is watered by some 5 dams. They all enjoy an excellent catch due to the topography. The property gets its name from the spring located on the property ensuring reliable stock water for the owners over the past many decades of ownership. 'The Spring' has a good body of feed on it and is known for its abundance of Seaton Park and Woogenellup sub clovers. The current management have previously run sheep, with working infrastructure including a 3 stand equipped shearing shed and a large set of steel sheep yards. These yards included an undercover drench race and are in very good working order. Please note there is no mains power to the shed. The owner estimates they have traditionally run 1500 wethers on 'The Spring' on a regular basis. The property is equally suited to cattle with cows and calves currently running on the property with fencing suitable for sheep or cattle and generally of hinge joint or netting construction. Some new boundary fencing is to be erected by the owners prior to settlement. 'The Spring' is an ideal absentee property or for those operators looking to bolt extra country onto expand their existing operations. We invite your inspection with the exclusive selling agents.