

Warraderry Way, Canowindra, NSW 2804

Mixed Farming For Sale

Friday, 24 May 2024

Warraderry Way, Canowindra, NSW 2804

Area: 328 m2

Type: Mixed Farming



Josh Keefe
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Tess Chester
0488640283

Auction - 10am, Fri 5th July 23

Located 10mins* Canowindra 1hr to Orange*, & 4hrs* to Sydney. Here sits a fantastic opportunity to secure an excellent property for grazing and prime riverfront country, inclusive of the ability to build your dream home with spectacular views over the Belubula valley. The property is very suitable for cattle and or sheep grazing, as well as lucerne hay production. KEY PROPERTY FEATURES • 108.91ha (328.25 Acres*) • Permissible to build a permanent home, power located at the front boundary • Fantastic views from multiple ideal building sites • Excellent sealed road frontage from Warraderry Way & Settlement Bridge Roads • Modern windmill + 2016 solar equipped submersible bore, modern header tank included • 3 livestock dams • Very good, stock proof boundary and internal fencing • 600m* Belubula River frontage • 30acres* lucerne self watering country, 25acres* established lucerne, 18acres* 2024 May sown oats, 20acres* May sown Wheat included • 100ac* arable, 74ac* rockier/hilling grazing, 154ac* arable grazing • Very good body of native grasses throughout, and prime lucerne production country • Steel, basic sheep yards • 10 minutes to the beautiful town of Canowindra, 40 minutes to the vibrant Cowra CBD • Excellent mobile phone coverage • Rainfall 653mm annual • Cabonne Shire Council (NOTE : An adjoining property, also owned by the same family, will be auction on the same day, comprising 449acres and an irrigation entitlement. If parties are interest to secure both properties, interest will need to be formalised prior to the auction date)*approx. AUCTION 10am Friday 5th July (Cowra Bowling Club) LISTING AGENTS Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com AGRI RURAL NSW – LEADERS IN RURAL PROPERTY SERVICES Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. Interested parties should rely on their own legal advice and the accuracy of the contract.