

'Woodside' Mangoola Rd, Denman, NSW 2328



Mixed Farming For Sale

Tuesday, 30 April 2024

'Woodside' Mangoola Rd, Denman, NSW 2328

Bedrooms: 5

Bathrooms: 2

Area: 231 m2

Type: Mixed Farming



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\$10,000,000 - \$11,000,000

'Woodside' is a truly exceptional and highly productive property situated only minutes from Denman and positioned on the remarkable Hunter River. Offering a harmonious blend of size, functionality and productivity, this unique property is undoubtedly worth an inspection. **PROPERTY OVERVIEW:**

- **Location:** 3km north of Denman and 28km south-east of Muswellbrook via the Golden Highway and the bitumen sealed Mangoola Road. Sydney is a comfortable three-hour drive, and Newcastle a two-hour drive, via the Hunter Expressway.
- **Area:** 231.45 ha / 571.92 acres
- **Irrigation:** Over 1250 megalitres of irrigation allocation from the Hunter River.
- **Topography:** River flats and slightly undulating open grazing and cropping country.
- **Soils:** Rich quality alluvial loams.
- **Timber:** The property is mostly cleared except for shade timber, driveway trees, as well as Gum, Box and Kurrajong trees along the river.
- **Arable area:** 70.45ha of prime cropping and fattening country plus a further 161ha under irrigation which includes 2 centre pivots, lateral and travelling irrigation areas.
- **Water:** Extremely well-watered by way of bore, river, tank and well water.
- **Pasture Development:** Currently the property consists of lucerne, oats, millet and barley.
- **Accommodation:** 5 bedroom, 2 bathroom brick veneer homestead with lovely modern kitchen, enclosed outdoor entertaining area, and in-ground pool. Additional 3 bedroom, 1 bathroom cottage.
- **Improvements:** Plenty of shedding, steel set of cattle yards and grain storage.

Please get in touch for a copy of the Information Memorandum. Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 or Maddy Teague on 0417 542 490 for more details.