

214 Milvale Road, Stockinbingal, NSW, 2725

Other For Sale

Thursday, 12 December 2024



Miller & James
Real Estate

214 Milvale Road, Stockinbingal, NSW, 2725

Type: Other

Picturesque Farm On Banks Of The Bland Creek

Located approx 25km north of Cootamundra, and 7km north of the charming village of Stockinbingal, lies 'Runnymede', a beautiful 284.8ha farm on the banks of the Bland Creek. Currently being run as a grazing enterprise, the property has been cropped in the past and is approx 90% arable. A feature of the property is the Bland Creek which runs through the property providing water and shade for livestock as well as a beautiful backdrop, reminiscent of a David Schlunke painting.

The property is subdivided into 7 main paddocks with much of the fencing been completed in the last 2 years.

Key investment highlights include:

- Approx 10km of new fencing including both internal and boundary fence lines
- New set of clipex yards with permanent handling/force area. Capacity for 1,500 adult sheep with a 15ha forcing yard
- New hydrology researched bore drilled 100m with very good capacity & acceptable stock water quality (unequipped)
- Unoccupied house with power (in need of work)
- 15,000lt tank
- All weather gravel road through middle of property
- New flood gates along creek fence line crossings
- New gates throughout
- New pastures sown across property including phalaris, chicory, lucerne, clover and prairie grass
- All pastures spread with single super @ 125kg/ha autumn 2023

Agents Comments:

'Runnymede' combines production potential with beauty. There is a good reason why early squatters settled along the creeks and billabongs first. They knew the best soils were along the waterways and over the years nothing has changed. The property is currently easily running 1,250 ewes with followers, and this equates to around 12DSE.

To request an IM or to arrange an inspection, contact the selling agent Angus McLaren on 0428 496 289

Asking Price:

'Runnymede' is for sale by private treaty with an asking price of \$6,500 an acre