

'Kruivale' Alyndale Road, Merriwa, NSW 2329



Sold Other

Tuesday, 7 January 2025

'Kruivale' Alyndale Road, Merriwa, NSW 2329

Bedrooms: 4

Bathrooms: 1

Area: 2239 m2

Type: Other



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Contact agent

'Kruivale' is a private, picturesque and highly productive grazing property nestled on the southern edge of the renowned Liverpool Range area, boasting an average annual rainfall of 36 inches, numerous water supplies including river frontage, 2 x residences, cattle yards and shedding. A rare opportunity to purchase one of Merriwa's best. With size and scale close to Sydney, this property is well worth your inspection. LOCATION: Approx 44km north-west of Merriwa, 4 hours north-west of Sydney nestled in the Liverpool Ranges. AREA: 2,239 hectares / 5,533 acres WATER: Outstanding water with 8km frontage to the Krui River, 2 fully equipped bores along with approx. 40 dams. COUNTRY: The topography of the land ranges from level flats through to soft undulating grazing land with areas of steeper timbered country. SOILS: Predominantly rich heavy black basalt throughout the property. TIMBER: Standing timber comprises of mainly Yellow Box and White Box with occasional Kurrajongs, providing good shade and shelter for livestock. RAINFALL: Rainfall is an average of 900mm / 36 inches per annum, peaking during summer months (recorded since 1885). FENCING: The property is currently subdivided into 23 main paddocks. All boundary and the majority of internal fences have been renewed in the last 12 years and comprise of steel and split posts with 3 plain and 2 barb high tensile. CARRYING CAPACITY: Owner states approx. 600 breeding cows. ACCOMMODATION: 4 bedroom Hardi-plank manager's cottage plus a second 3 bedroom home (recently renovated). IMPROVEMENTS: 2 sets of steel cattle yards with new CIA crush, 4 bay machinery storage shed, with one bay enclosed with concrete flooring and power connected. SERVICES: Power connected to houses, sheds, and submersible pumps. Telephone connected. Schools located at Merriwa, Scone and Aberdeen. Mail delivery service to property 3 times weekly. Air services include Scone, Singleton, Tamworth and Williamtown. Livestock marketing centres include Scone, Dubbo, Mudgee, Tamworth and Singleton. Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 for more details.---All information contained herein is gathered from sources we deem to be reliable and has been prepared to assist solely in the marketing of this property. While all care is taken to ensure otherwise, we cannot guarantee its accuracy and do no more than pass the information on. All interested parties should make and rely on their own enquiries. All images are indicative of the property only.