

104 Flowerdale Road, Downside, NSW, 2650



Rural For Sale

Saturday, 16 November 2024

104 Flowerdale Road, Downside, NSW, 2650

Bedrooms: 4

Bathrooms: 2

Type: Rural

Multiple Income Streams Renowned Mixed Farming Region

LAWD is pleased to present Upside Farm (the Property), comprising 251* hectares (620* acres) and situated in an exclusive location 17* kilometres northwest of Wagga Wagga. The Property provides the ultimate rural lifestyle offering genuine scale, an architecturally designed four-bedroom homestead and immediate-ongoing income from one of the Riverina's most reputable horse agistment facilities (70* horses).

UPSIDE FARM ACCOMMODATION

The homestead is architecturally designed (circa 2017) and features a modern and energy-efficient layout. The homestead comprises four bedrooms, the main with ensuite and walk-through robe, a kitchen with open plan living and dining room, bathroom, laundry, 2nd living room with kitchenette, three toilets and an outdoor entertaining area. The homestead is divided by a breezeway allowing the homestead to become two bedrooms plus a two-bedroom self-contained unit, ideal for visiting guests. Additional features include polished concrete floors, high ceilings (kitchen & living), reverse cycle air conditioning units, gas bayonets for extra heating options and a slow combustion fire.

Adjacent to the homestead is the Upside Farm cottage, which is currently leased, providing supplementary income. The cottage features three bedrooms, a large open plan kitchen with dining and living area, bathroom/laundry and toilet. Additional features include a slow-combustion fire, reverse cycle air conditioning and gas bayonets for added heating.

Upside Farm is completely off-grid and relies on a solar panel system that generates electricity, stores the power in three lithium batteries which supply electricity to the homestead, cottage and sheds. A back-up diesel generator supports the solar system.

WIWO UPSIDE FARM HORSE AGISTMENT

Upside Farm is home to one of the Riverina's most reputable horse agistment facilities, providing an attractive income. The farm provides agistment for up to 70* horses, providing small paddocks and areas for riding/recreation for clients to enjoy the open spaces and scenery the property has to offer. Upside Farm Horse Agistment is being offered as a going concern.

The agistment area has been carefully designed to allow clients and their horses to enter and leave the property without restricting or impeding the overall running of the property's livestock enterprise and the privacy of the homestead. Horse Agistment Infrastructure includes tack room/locker room, horse shelters & individual lock-up storage sheds for saddles/feed etc.

MIXED FARMING AND GRAZING ENTERPRISE

The Property is situated in one of the most sought-after mixed farming zones in the Wagga Wagga district. Improved perennial pastures have been developed over the years to underpin a sheep and cattle breeding and fattening operation. Developed pastures are a combination of lucerne, fescue, Phalaris, sub clovers and arrowleaf clover plus forage crops such as grazing wheat and oats.

TOPOGRAPHY AND SOILS

The Property features an attractive, gently undulating landscape, 92* per cent arable. Elevation rises from 214* metres above mean sea level (AMSL) to 259* metres AMSL. Soils comprise a productive mix of red and brown earths.

WATER

Town water is connected and supplies the homestead, cottage and agistment area. Water is directed to head tanks and reticulates to a network of troughs in paddocks and individual horse agistment paddocks. Natural water courses and three dams provide additional water. Rainwater tanks provide sufficient potable water for the homestead and cottage.

WORKING IMPROVEMENTS

- Steel cattle yards and loading ramp

- Steel sheep yards
- Hayshed
- Machinery shed
- Workshop
- 42* tonne silo (self-emptying)

SALE PROCESS

Upside Farm is for sale by Private Treaty for \$5,495,000

A detailed information memorandum is available on request. Inspections by appointment only.

For full details contact the below personnel.