

47 Adios Lane, Bogan Gate, NSW, 2876



Rural For Sale

Saturday, 16 November 2024

47 Adios Lane, Bogan Gate, NSW, 2876

Bedrooms: 4

Bathrooms: 2

Type: Rural

Productive Mixed Farm Offering True Enterprise Flexibility

LAWD is pleased to present for sale Ashford Heath (the Property), a renowned mixed farming asset comprised of 2,538.52 hectares* utilised for dryland cropping (cereals and oilseeds) and grazing, located within proximity to the service centre of Parkes in the Central West region of New South Wales.

The top reasons to make Ashford Heath your own.

1. **Scale:** The property boasts an operational scale of 9,000* Dry Sheep Equivalents (DSE) plus current level of dryland winter cereal production. Dryland cropping could be increased from current levels of 800 hectares* to a potential of 1,963 hectares*.
2. **Enterprise Flexibility:** The property offers true flexibility in enterprise selection to suit the new owner's preference or to maintain a similar production schedule, including breeding and finishing prime lambs and high-value grain crops (canola, wheat, barley and oats).
3. **Quality Loam Soils:** Some of the best "Kurrajong country" in the district. Soil types are productive red earth, red brown earths and non-calciic brown soils, currently producing winter cereals and magnificent lucerne based pastures.
4. **Excellent Infrastructure:** Quality living in the spacious four-bedroom homestead with open plan living area and kitchen, set in an expansive garden overlooking the northern portion of the property. Renovated cottage completes the accommodation package. Near new machinery shed and a four-stand raised board shearing shed, complete with steel sheep yards, second shearing shed, two grain sheds, machinery sheds, silos and haysheds.
5. **Location:** In the heart of the Central West, only 40 kilometres* to Parkes, close to grain receipt terminals, livestock selling centres at Forbes (CWLX) and Dubbo. Close to the major regional centres of Dubbo and Orange.

The Property features a large quarry (approximately six*ha, total surface area), with Parkes Shire Council extracting between 30,000* and 50,000* tonne per year. Income is generated at \$1 per tonne extracted.

Conveniently located to Bogan Gate (10 kilometres*), Trundle (12 kilometres*), Parkes (40 kilometres*), Forbes (46 kilometres*), Dubbo (117 kilometres*), Orange (126 kilometres*), and Sydney (334 kilometres*).

For Sale by Private Treaty.

Inspections are strictly by appointment only.

For further information on this exciting opportunity please contact the agents listed below.