

**908 Rocky Ponds Road, Baldry, NSW, 2867**

**Rural For Sale**

Thursday, 12 December 2024



Miller & James  
Real Estate

908 Rocky Ponds Road, Baldry, NSW, 2867

Type: Rural

## Red Soil and Rainfall

Located approx. 40km north east of Parkes, 20km west of Cumnock and 70km north west of the major centre of Orange, 'Castle Hill' is a 1,758.4ha (4,345 acre) mixed farming property currently being run as a livestock enterprise. Boasting a 650mm annual average rainfall, fertile red soils and a high percentage of arability, 'Castle Hill' would suit either a livestock or cropping operator looking to expand into a locality offering outstanding value for money.

### Key Investment Highlights:

#### Land

- 1758.4\* ha (4,345\* acres)
- 80%\* arability
- Mainly undulating topography
- Frontage to the seasonal Baldrugery and Rocky Pond Creeks offering fertile creek flats
- Livestock shelter with established tree breaks along fence lines as well as patches of scattered timber
- Approx. 440m above sea level
- Twenty hectares of planted Blue Gum timber (approx. 25 years old)

#### Infrastructure:

- Two shearing sheds, six & four stand with steel yards attached to both (one with 3,000 head capacity)
- Five machinery sheds
- Workshop
- Three Haysheds
- Stud cattle shed/horse stables including 12\* steel pens complete with feed bins, water and wash bay
- Cattle yards
- Twelve silos
- The majority of boundary and internal fencing is in good condition with some new internal fencing installed in recent years

#### Accommodation:

- Two large brick homesteads surrounded by established low maintenance gardens, situated in picturesque settings with views of the nearby mountains
- Three cottages in varying conditions

#### Water:

- The property is watered by two bores supplying a reticulated trough system comprising of 18 troughs and two feeder tanks
- 42 surface dams
- Frontage to the Rocky Ponds and Baldrugery Creeks
- 650mm annual average rainfall

#### Location and Access:

- Centrally located with an easy twenty minute drive to Yeoval, thirty minutes to Parkes and one hour to Orange.
- The major centre of Orange offers exceptional schools, medical facilities, shopping, sports, wineries.
- Flights to major capital cities from Parkes and Orange or Dubbo
- The properties have direct access to Renshaw McGirr Way, Rock Ponds Road, Silverdean Lane and Baldry Road, all of

which are council maintained.

**Agents Comments:**

The sale of 'Castle Hill' represents an opportunity to purchase a well run and highly productive property suitable to a wide range of agricultural production systems. The value proposition presented by the sale of this property should have anybody currently looking for agricultural assets demanding an inspection.

'Castle Hill' is for sale as a whole or as four individual properties, with the sale of each property contingent to all properties being transacted.

To request a copy of the IM or to arrange a private inspection, please contact the selling agents.

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