

# 'Everton' 139 Traegers Lane, Temora, NSW, 2666



## Rural For Sale

Thursday, 12 December 2024

'Everton' 139 Traegers Lane, Temora, NSW, 2666

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: Rural**



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## One Of Temora's Finest Homestead and Gardens

Located approx 10km north east of the thriving agricultural centre of Temora, the sale of 'Everton' represents an opportunity to purchase a farming property, unrivalled in the Temora shire in terms of history, beauty and production. Even though the property is situated so close to town, the privacy of the property is one of its best features. The Trigalong Creek meanders through the middle of the property and is home to many majestic gum trees of all shapes and sizes. The fertile soils on both sides of the creek are ideal for either grazing or cropping production.

### Key points:

- 729 acres (295ha)
- subdivided into 11 main paddocks
- Beautifully preserved 4 bedroom homestead set in lush gardens with established trees
- currently being run as a mixed farm

### The Homestead And Gardens:

The 'Everton' homestead was built circa 1908. The building was made out of large bricks made on the property and have since been rendered. A more recent extension consisted of an open plan kitchen with a large living room - well suited to a young growing family. There is also a recently built sun room at the front of the house creating a second living area within the house that can be enjoyed throughout the year.

### Other features of the house and gardens include;

- 4 bedrooms (main with new ensuite)
- 2 bathrooms
- wooden verandas around the homestead
- formal lounge room
- laundry
- air conditioned and heated throughout
- award winning gardens (would suit function centre)
- artist retreat (building currently being used to produce stained glass)
- beautiful dam with trees planted around edges to produce lake like quality
- tree lined driveway with electric gates for added privacy
- greenhouse for plants
- garage/shed
- extensive vegetable garden
- over 500,000 litres of tank water

### Working Infrastructure:

'Everton' is a working farm. A new large Widespan shed, measuring 18x24m plus 8m skillion was recently constructed allowing hay or machinery to be stored. Other infrastructure includes;

- sheep yards and 1 stand shearing shed
- 3 self emptying silos
- laneway system

### Production Enterprise:

'Everton' is currently leased. In 2021 canola and wheat was grown on the property and in 2022, a similar rotation will be

used. There are sheep running on the property, but it could also be used for cattle production. In particular, the creek flats would make ideal cattle country.

#### Summary:

'Everton' is a truly unique property. The homestead and gardens are spectacular - and a new owner could either enjoy them for themselves, or use them for a commercial purpose such as a function centre for weddings and special events. The farm itself is highly productive as well as beautiful. The creek is a feature, and the soils (which are predominately loam), are able to grow winter crops and perennial pastures across all seasonal conditions.

#### Sales Process:

'Everton' is being offered for sale by a two stage Expression of Interest process. The first stage will run until 10.00am Thursday 19th May 2022 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor. The vendor reserves the right to accept an early offer.

#### Contact:

To request a copy of the IM or to arrange an inspection, contact Angus McLaren on 0428 496 289 or Jess Stewart on 0408 083 828