



## Ashford Heath 47 Adios Lane, BOGAN GATE, NSW 2876

Premium Mixed Farming Opportunity

**2,538.00 hectares, 6,271.40 acres**

'Ashford Heath' has been held in the Jones family for generations. Primarily operated as a cropping and sheep enterprise. The farm has been producing high yielding grains and pulses as well as prime lambs and soft bright Merino wool.

Currently there is 650 Cross Bred ewes joined to terminal sires and 1400 Merino ewes joined to Border Leicester rams. In addition to the sheep operation there is 444 ha of Wheat, 186 ha Barley sown and included in the sale.

Fodder crops are utilised to compliment the grazing operation.

The country is principally open Kurrajong country with large mature Kurrajong trees studded throughout. There are areas of timbered hills utilised for grazing, however some 1981ha (77-80% of the property) is arable. Soils range from highly fertile limestone types to red to red/brown loams. The soils in the area are renowned for their productivity and turning off prime lambs and beef.

**TYPE:** Auction

**INTERNET ID:** 300P184787

### AUCTION DETAILS

11:00am, Thursday October 9th, 2025

### CONTACT DETAILS

**Brian McAneney**  
0417 277 424

'Ashford Heath' has a quality 4 bedroom homestead set in established lawns and mature trees and contains many attractive features. These include large open living areas including a wrap around verandah with polished concrete floors and a section partly enclosed as another living room. The ensuite to the main bedroom is also a feature along with an 11m inground saltwater pool.

The working infrastructure on 'Ashford Heath' is of an extremely good standard.

There is a 4 stand raised board shearing shed built in 2017 with Red River sheep yards attached.

There is a new drive through machinery shed of 27m x 18m x 7m as well as 2 grain sheds, 2 haysheds and multiple sheds offering numerous storage options. There is also the original 2 stand shearing shed at the homestead in operational order. Included are 2 x 50 tonne cone bottom silos, 4 x 25 tonne cone bottom silos as well as 2 x 40 tonne flat bottom silos.

In addition to its agricultural productivity 'Ashford Heath' has a significant gravel quarry which Parkes Shire Council utilises. They extract between 30,000 and 50,000 tonnes a year via a fenced off laneway with returns to the owner of \$1.00 per tonne.

'Ashford Heath's location and its proximity to the thriving regional centres of Parkes and Forbes ensures excellent connectivity to professional, educational and medical services, not to mention agricultural supplies, livestock markets and grain receival points.

'Ashford Heath' comes to the market in first class order. An ideal, stand alone operation or one that would fit alongside existing operations within the vicinity. After much deliberation the owners are retiring and are intent on making Auction Day â## Sale Day.

Inspect with confidence, this property will sell.

- Land Area 2538 hectares
- Bedrooms: 4
- Bathrooms: 2

**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2















