



8691 Waterfall Way Road, EBOR, NSW 2453

Pleasant View – Ebor 104.86 Ha | 259.11 Acres Often Sought. Rarely Found. A Truly Exceptional Ebor Holding.

104.86 hectares, 259.11 acres

Pleasant View presents a rare opportunity to secure a blue-chip rural holding in the tightly held Ebor district-wide regarded as one of Australia's premier beef-producing regions. Comprising approximately 90% arable land, the property is underpinned by fertile chocolate basalt soils and reliable high-rainfall conditions, delivering exceptional productivity and long-term agricultural security.

The country is generally level to gently undulating, allowing for ease of management and efficient access across the farm. Backed by an excellent 55-year fertiliser history, the highly productive improved pastures comprise a diverse and nutritious mix of ryegrass, red and white clovers, plantain, cocksfoot and fescue, supporting strong stocking rates. Under current management, Pleasant View has historically carried approximately 130 Angus breeding cows and calves.

Scattered stands of white gum and black sally provide excellent shelter and biodiversity while maintaining the property's open, productive layout.

TYPE: For Sale

INTERNET ID: 300P190472

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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Paul Dawson

Water security is a standout feature, with extensive frontage to the Guy Fawkes River-renowned for rainbow trout fishing-supplemented by four spring-fed dams and a bore supplying the homestead and gardens. The area enjoys an annual mean rainfall of approximately 1,300mm, ensuring reliable year-round production.

The property is well fenced and subdivided into seven paddocks, comprising two barb and four plain wires throughout.

Complementing the productive landscape is a beautifully presented four-bedroom, three-bathroom homestead, set amongst established gardens with a tennis court and enjoying a desirable northerly aspect, offering a peaceful and highly attractive rural lifestyle.

Infrastructure is first-class and includes a three-bay machinery shed and workshop with concrete floor and power, an additional two-bay machinery shed with tack room and cool room, and excellent steel and timber cattle yards featuring a covered crush and loading ramp, all supported by all-weather access.

Held by the same family for over 55 years, Pleasant View is an exceptionally well-presented holding representing top-tier New England cattle country-well located, tightly held, highly productive, and rarely offered to the market.

- Land Area 104.86 hectares
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

Bedrooms	4
Bathrooms	3





