



730 Hobbys Yards Road, ARKELL, NSW 2795

216 Acres With Incredible Infrastructure & Endless Opportunities

87.45 hectares, 216.09 acres

- 4 bedroom double brick, 2 storey home with established gardens and spacious outdoor entertainment areas. Back to grid solar with 28 panels on the roof, 2 wood combustion heaters, approx 10'6" ceilings downstairs, several living areas both inside and outside.

- Besides the house, there are numerous working improvements in working condition, including a 5 stall stable complex, 6 further horse stalls with yards, round yards, machinery sheds, feed sheds and sundry other sheds and structures - most of which are built in brick.

- Located in the highly regarded Hobbys Yards locality with 2 km frontage to main sealed road. Approx 52 km from Bathurst, 30 km from Blayney & 62 km from Orange.

- 87.45 hectares (216 acres) of mainly open grazing country with plenty of scattered shade and shelter trees and 3 clumps of thicker original timber stands.

- Subdivided into 9 main paddocks plus several smaller paddocks, with stockproof fencing.

TYPE: Sold

INTERNET ID: L21917547

AUCTION DETAILS

10:30am, Friday March 24th, 2023

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Kurt Waterford
0439642390

- Stock water is provided from 10 dams and springs along one of the tributaries forming Mulgunnia Creek. Altitude is generally around 950m with an average annual rainfall of approx 800mm.

Current owners live in the house and graze cattle and sheep on the property, but the extensive equine facilities would certainly make the property appealing to buyers looking to run horses. Owners estimate approx 60%-70% is arable and running cattle alone would run 30 breeding units. Within commute distance to both the major regional cities in the Central Tablelands, Bathurst and Orange, makes this property well located for those looking for a base that can provide an income.

To be offered for sale by public auction at 10.30 am, Friday 24th March 2023

Contact agents for further details:

Kurt Waterford 0439 642 390

Bill Marshall 0427 663 240

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 87.45 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







