



R&R Property



1561 Bowman River Road, Bowman via, GLOUCESTER, NSW 2422

"Rockdale" Riverside Grazing

106.90 hectares, 264.15 acres

Just 22kms north-west of Barrington in a scenic valley, lies "Rockdale", a productive farm rising up from the Bowman River with rural views in all directions. Enjoying superb river frontage, there is endless potential here to develop an enviable agricultural business whilst enjoying a rural lifestyle.

Property features include:-

- 264 acres of grazing land.
- Extensive Bowman River frontage (2.3kms).
- Direct access from Bowman River Road & Mud Hut Road.
- Topography is flat to gentle at front (approx. 50%), including the riverside paddocks, with hilly/ridge grazing (approx. 50%) rising

TYPE: For Sale

INTERNET ID: L3901371

SALE DETAILS

New Listing - Contact Agent

CONTACT DETAILS

Elders Real Estate Gloucester

54 Church Street
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from around 280m to 470m.

- Predominantly cleared, excepting ridges & gullies, with shade trees remaining.
- Main Farm - 225 ac (91.0 ha) divided into 6 paddocks. Includes the farmhouse, sheds, water tanks & yards.
- The main farm has 5 dams including a very large new dam which provides water to stock troughs around the property.
- Eastern River Paddock - 21 ac (8.5 ha) with 930 m river frontage and significant silage production
- Northern River Paddock - 18 ac (7.4 ha) with 844 m river frontage and significant silage production.
- Carrying capacity is estimated at 50-60 breeding units plus replacements year round.
- Average Annual Rainfall around 1,100-1,200 ml.
- Ability to pump from Bowman River to an elevated PVC header tank (23kL).
- The renovated farmhouse provides a new kitchen & bathroom, spacious living room with fireplace, timber floors, high ceilings, 3 large bedrooms (2 with built-in robes), a mudroom/office and wide veranda at rear.
- 5 house water tanks (56kL).
- Double carport by farmhouse.
- 12m x 7m machinery shed with water tank (5kL).

Further improvements include:-

- 3 bay open-sided machinery shed with water tank (20kL).
- Two old dairy buildings with associated yards and water tank (20kL).
- Old silo and pumphouse.
- Modern stockyards.
- Stockproof fencing.
- Excellent water security - river, dams & approx. 124kL total in tanks.

If you are searching for a working farm with proven grazing capacity, established infrastructure, and potential for further herd development, don't miss the opportunities and rural lifestyle available here at "Rockdale".

For further details, contact John Booth 0417 230 236 at Elders R&R Property Group Gloucester.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 106.9 hectares
- Bedrooms: 3
- Bathrooms: 1

TITLE/POSSESSION

Rates 2792 per annum

HOMESTEAD

Bedrooms 3

Bathrooms 1







