

1507 Pine Mount Road, WOODSTOCK, NSW 2793

A Renowned Blue-Ribbon Property with Scale

1,307.13 hectares, 3,229.93 acres

A rare opportunity to secure a prime, high country mixed farming property, within 4* hours from the Sydney CBD.

Spanning 1,307 hectares (3,230* acres), Milburn Creek is a renowned blue-ribbon property in the highly regarded Central Tablelands. Ideally located just 304* km from Sydney and 23* km from Cowra, this exceptional property offers scale, versatility and productivity across fertile soils.

Supporting integrated farming, breeding and fattening operations, Milburn Creek is underpinned by excellent water security and complemented by improved pastures and first-class infrastructure. 'Milburn Creek' has only been offered three times in the last 188 years! The property features a double brick homestead set in established gardens, enjoying a picturesque outlook across Milburn Creek.

- Approximately 1,307 Hectares (3,230* acres) where 65% is arable for farming, currently running as high quality self-replacing merino flock and lamb finishing

TYPE: For Sale

INTERNET ID: L39183123

SALE DETAILS

Contact Agent

CONTACT DETAILS

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enterprise.

- Excellent access with all sealed roads to Cowra, Bathurst, Canberra, and Sydney CBD (approx. 4 hours)
- Water is a feature with Milburn Creek running through the property and a licence to irrigate from a large dam below the main homestead.
- Numerous springs, 31* dams, and a system of over 21 troughs gravity fed from one header tank of 75,000 litres, which is filled from a bore.
- There is a total of 595,000 litres of tank water storage and two reliable bores of 3,400L/hour & 5,600 - 7500L/hour
- Set in high-capacity undulating breeding, grazing, farming, and finishing country with solid fertilizer history and excellent pasture management.
- Topography rises from alluvial creek flats, soft rolling hills through arable slopes to grazing hillsides.
- All the property has been pasture improved with excellent pastures consisting of rye grass, clovers, arrow leaf clover, soft brome grass, cocksfoot and Phalaris, exceptionally clean country with minimal weeds. Natives include red grass, annual rye grass and clovers on the grazing hillsides.
- Subdivided into 37* main paddocks with laneway systems. All the boundary and internal fencing are stock proof in very good to new condition.
- Climate - sitting at 360ASL to 550ASL the property enjoys a temperate climate, 700mm (28inch) average rainfall with cool winters and mild summers, making it ideal for pasture growth.
- Impressive double brick main homestead 2005, with 4 bedrooms plus study with built ins, 2 bathrooms: ensuite and 3-way bathroom, formal sitting and dining rooms, and iron bark solid timber kitchen/family room combining rustic charm with practical modern living. There is a quadruple garage/carport with covered external access and heating provided by ducted heating and cooling system, a woodfire and zoned ceiling fans.
- Picturesque garden with established European trees, hedges, shrubs and sweeping manicured lawns with an in-ground sprinkler system, watered garden beds, surrounded by a 'park' of established trees, plus an established orchard of willow pare, cherries, apples, oranges, lemons and mandarins.
- On those warm summer days, cool off in the 11m swimming pool.
- 6.6kw back to grid and battery solar system on the main homestead.
- Second house is tenanted and is described as a modern, fully renovated cottage, with an open plan, 4 bedroom, 2-bathroom and veranda.
- Additions to the cottage include a lockable 3 bay barn shed, bore water is supplied to the yard and a carport for convenience.
- Substantial 48m x 28m raised board five stand woolshed with under floor wet weather storage, with a capacity of 800 wooly adult sheep.
- Connected to the woolshed are the main sheepyards with a capacity of 3,000 head, undercover races and draft, adjustable loading ramp and a sheep yard storage shed.
- Extensive steel cattle yards with mounted vet crush, concrete working area and all-weather B Double access.
- Two steel frame sheep yards are strategically located on the property for lamb marking, drafting and drenching.
- 10m x 30m steel frame hayshed with 3 bays.

- 18m x 12m steel frame new hayshed 2018.
- 37m x 33m enclosed workshop: concrete floor, Bessa block walls, 9 bays, lockable with security system.
- 430 ton of Silo storage: 1 x 30 ton and 4 x 100 ton silos.
- 2,000-liter diesel bowser.
- 6 silage pits, 250 bales (6x4x4) per pit (1,500 bales)

An Outstanding, large-scale property in one of New South Wales most desirable agricultural regions. This very attractive, fertile grazing property has been meticulously improved and maintained over the years and offers a smooth transition for the buyer looking at beef and/or lamb production. The healthy basalt and granite soils, combined with the reliable rainfall and cool temperate climate, make for ideal pasture country; the type of country the Central Tablelands is renowned for. With strong water security, excellent pastures, and first-class improvements, this property is already realising its potential and will continue to do so for future owners. Properties of this size and calibre are hard to come by in this tightly held area. Inspection is strongly recommended of this once in a lifetime opportunity to secure this magnificent property.

Contact agents for further information or to arrange an inspection.

Exclusive Agents:

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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 1307.134624 hectares
- Bedrooms: 4
- Bathrooms: 3



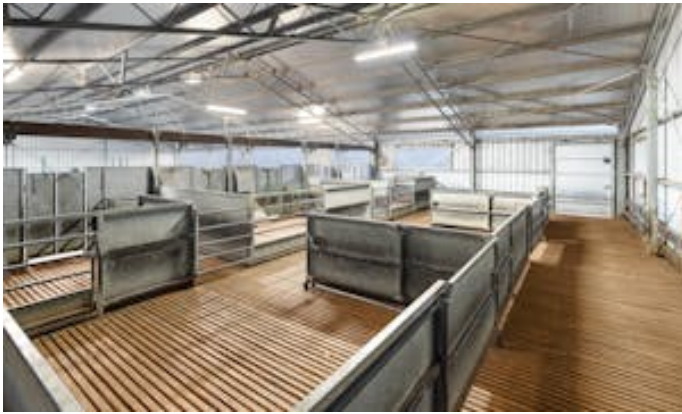
HOMESTEAD

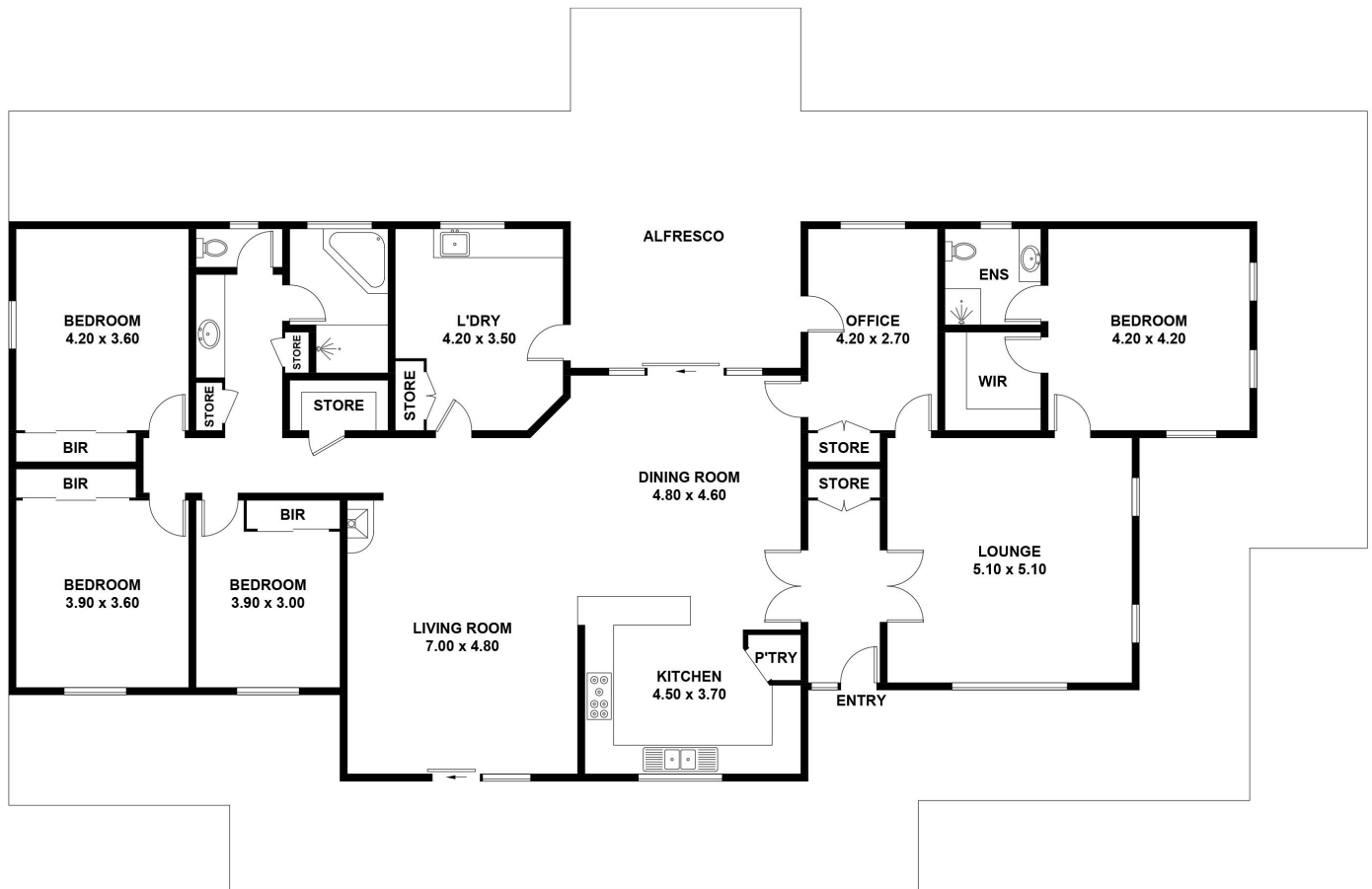
Bedrooms	4
Bathrooms	3











1507 PINE MOUNT ROAD, WOODSTOCK
APPROXIMATE GROSS INTERNAL AREA = 233.4 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Emms Mooney