



## 951 Shooters Hill Road, CHATHAM VALLEY, NSW 2787

'Woodlands' - The Perfect Small Farm in a Private Setting

**123.39 hectares, 304.89 acres**

Held by the same family since the early 1900's, 'Woodlands' is situated on 304.9\* acres. Located at Chatham Valley in the Oberon area of the Central Tablelands. 186\* km from Sydney CBD and 16\*kms from Oberon, 'Woodlands' offers buyers the rare opportunity to purchase a very well set up small farm.

### FEATURES:

- Approximately 121.36\* Ha (304.9 acres), currently running as a sheep breeding enterprise.
- Good access with all-weather roads to Oberon, Bathurst and Sydneys CBD.
- Light & bright four bedroom, two-bathroom home with outstanding views of the surrounding countryside to the north and the east.
- The main bedroom faces north and features an ensuite bathroom and a walk-in robe.
- The heart of the home is an open plan kitchen, dining and living area with large

**TYPE:** Auction

**INTERNET ID:** L39367314

### AUCTION DETAILS

10:30am, Friday March 27th, 2026

### CONTACT DETAILS

**Elders Emms Mooney**  
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Bathurst, NSW  
02 6331 0744

**Sam D'Arcy**  
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windows that invite in the views and the warming winter sun.

- Cosy winter warmth is provided by a combustion wood heater.
- Enjoy the stunning rural views from a large timber deck that flows seamlessly from the living area.
- Excellent water - seven\* dams (several of which are spring fed) and a reticulated trough system.
- Currently running approximately 260 ewes and followers.
- Set in high-capacity undulating breeding, grazing, and finishing country with solid fertilizer history and excellent pasture management.
- Topography is gently undulating.
- Large attractive stands of native timber provide shade and shelter for stock
- Pastures consist of phalaris, rye grass, clovers and cox foot. Clean country with minimal weeds.
- Subdivided into nine\*main paddocks. All the boundary and internal fencing are in stock proof condition.
- Climate - Sitting at approximately 1200m ASL the property enjoys a temperate climate.
- Large machinery/shearing shed with one shearing stand, power, lighting, concrete floor, five roller door access's and two 22,500 litre water tanks attached.
- Adjacent to the home is a 3 bay 9\*m x 9\*m colorbond garage shed with concrete floor, power and lighting. One 54,000 litre water tank supply the home.
- 5 KW back to grid solar
- Orchard garden including peaches, nectarines, plums, cherries, pomegranates, figs and a variety of berries. A large veggie patch means self sufficiency can be a reality and not just a dream

**AN OUTSTANDING TABLELANDS PROPERTY** - The red and grey soils combined with the reliable rainfall and cool temperate climate, make for ideal pasture country, which is the type of country the Central Tablelands is renowned for. With strong water security, privacy in a beautiful setting, and the potential for self-sufficiency this property is already realizing its potential and will continue to do so for future owners.

'Woodlands' is to be offered for sale by public auction

Contact agents for further information or to arrange an inspection.

\*Approximately

**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 123.388652 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

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







