



## 760 Jerrys Meadow Road, SODWALLS, NSW 2790

"Oakdale" - 670 acre Mixed Farming Opportunity

**276.54 hectares, 683.33 acres**

Enjoying one of the Central Tablelands' most scenic rural landscapes, Oakdale presents a truly compelling blend of productive potential, natural character and lifestyle appeal. Comprising approximately 670 acres of diverse country, this property is defined by gently sloping grazing pastures flowing into stands of native timber, rocky outcrops and inviting water features - delivering a canvas of opportunity for both productive and lifestyle pursuits.

Approximately 250-280 acres\* of grazing land includes some lovely sheltered paddocks that will respond well to pasture improvement, offering the prospect of enhanced carrying capacity and quality forage. Grazing areas of the property are well serviced with some 8 dams\*, many benefiting from a stable spring feed. The majority of these cleared pastures sit between 980 - 1,060m ASL\*.

Developed tracks meander through the property ensuring reliable access to all corners, while secure boundary fencing together with sections of six-strand barb internal fencing lay strong groundwork for stock management and future enterprise planning.

**TYPE:** Auction

**INTERNET ID:** L39399548

**AUCTION DETAILS**

10:30am, Friday March 27th, 2026

**CONTACT DETAILS**

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

**Dallas Booth**  
0427668335

Lifestyle is assured on Oakdale, boasting in the eastern extremity of the property, a scenic camping spot making the most of rock shelves and waterfall features - a perfect recreational haven for family enjoyment or private retreat.

In one of the many appealing building platforms sits a humble cottage, offering immediate accommodation and shelter after some cosmetic attention. Several further building envelopes, in some instances extending views to a breadth of up to 220 degrees\*, embrace the undulating horizon and the best of the seasons this high country property enjoys. The opportunity to design a more permanent residence will surely see Oakdale as a long term property for many families.

While large parts of the property enjoy an elevation of 1,060m ASL\*, Oakdale's diverse topography also has timbered gully's and waterfalls to it's base at 910m that feed Annes Creek. The property has an average rainfall of 968mm, also enjoying some spectacular winter snowfalls through winter and temperate summer days confirming this location as an accessible and appealing cool climate property.

**Location\*:**

Tarana Village: 11km / 12min

Rydal Village: 12km / 14min

Oberon: 36km / 33min

Lithgow: 23km / 30min

Bathurst: 52km / 45min

Sydney CBD: 155km / 2:25hr

This property sits between the popular villages of Tarana and Rydal, and just a short distance from the expansive Lake Lyell recreation precinct, this enviable rural holding will suit those travelling out of the area regularly with convenient access via the Great Western Highway to Sydney. The regional centres of Oberon, Lithgow and Bathurst are all within easy reach, supporting both lifestyle convenience and rural infrastructure requirements.

Balanced, productive and full of scenic charm, Oakdale offers a rare opportunity to secure a medium-scale property with broad appeal, contact Dallas Booth 0427 668 335 or Andrew Crawford 0417 416 205 to enquire further and arrange your own inspection of this incredible offering.

\* 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 276.54 hectares
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1







