



79 Bowles Lane, Rylstone



SPRINGDALE 377 ACRES OF PRIME GRAZING

A rare opportunity to purchase prime grazing land in the tightly held Rylstone area. Springdale is located on Bowles lane, 9Km South and East of Rylstone and Kandos in the NSW Central Tablelands. 3 hours drive from Sydney. The property is approximately 377 acres of improved grassland with a Northerly aspect that is well fenced and watered. The property has several lot portions and dwelling entitlement is available. Springdale has been used for nearly 30 years as a cattle fattening block, being part of a larger aggregation.

The property has a very good working set of steel cattle yards with a water trough connected. The yards are serviced by a very convenient laneway system allowing for easy mustering to the yards.

Rainwater is collected from the roof of the 18mX12m iron shed into 3 tanks totaling approximately 15,000 gal. The shed is lockable and has been used for hay and machinery storage.

The solid fertilizer history has allowed for improved grasses such as Cocksfoot, Phalaris Clovers and Rye to flourish. Springdale currently in a good season is carrying a huge bulk of stock feed.

Cattle are safely watered by 7 good size quality dams. Fencing quality is good and comprises of Plain and Barbed wire with the boundary predominantly Hinge joint. This is a rare opportunity to purchase a quality sizable land holding in the Rylstone district. Contact Steve Rose 0428294928 or email steve@mcdonaldlawson.com.au

377.00 ac

Price	SOLD for \$1,710,000
Property Type	Residential
Property ID	147
Land Area	377.00 ac

AGENT DETAILS

Tyler Lawson - 0448 862 659

OFFICE DETAILS

Rylstone
74 Louee Street Rylstone NSW 2849
Australia
0448862659



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