

Sold



'Glenora', 87 Stony Park Rd, Jindera



## VERSATILE MIXED FARMING CLOSE TO ALBURY

### HOME OF THE WARWICK COURT HEREFORD STUD

**276.30 HECTARES - 682.73 ACRES**

Paull & Scollard Nutrien - Albury, are pleased to offer 'Glenora', a mixed farming property midway between Jindera and Burrumbuttock, 25km north of Albury/Wodonga in the Eastern Riverina District of Southern NSW.

'Glenora' is bordered on the east by Urana Road, a major Riverina roadway and to the north by the sealed Stony Park Road. The property is 10km from Jindera, a satellite town of Albury, containing primary schools, supermarket and shopping centre.

'Glenora' is gently sloping to flat country, containing deep, red soils and sandy loams, nurtured over many years to produce robust pastures of Phalaris, ryegrass and clovers as well as Lucerne for hay and silage.

Trees are an integral part of 'Glenora', with a strong emphasis on maintaining the existing native trees, including yellow box and red gums, as well as establishing many Landcare plantations containing a host of native trees and shrubs.

The homestead was built around 1950 of double brick construction and contains four bedrooms, a large kitchen/living area, formal lounge room, one bathroom and two toilets. Heating and cooling is from a large reverse cycle inverter, while there is a gas heater in the lounge room.

A veranda provides shelter on two sides of the homestead, while there is a

 4  1  4  276.30 ha

**Price** SOLD for \$5,510,000

**Property Type** Residential

**Property ID** 2113

**Category** Rural

**Land Area** 276.30 ha

### Agent Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

detached double brick office with WiFi connection, a 5 Kva solar system on the four car garage and a well established garden with many roses as well as mature deciduous and native trees.

Improvements include a large machinery shed, double brick Vet office complex, old woolshed and yards, hayshed, other smaller shedding, undercover steel cattle yards equipped with Kattle Gear crush and V race and Gallagher electronic scales: the area has power, lighting and reticulated water.

Water is a feature of 'Glenora', containing nine catchment dams and town water. The property is subdivided into 21 main paddocks, with a water trough or dam in each paddock, while fencing is of a high standard, being around 95% electrified: Gallagher 4 zone system with controller in the garage.

In summary, 'Glenora' offers a wonderful opportunity to acquire a substantial parcel of land in a safe 550mm (22") rainfall district near a major regional centre and close to Jindera, with the schooling and shopping the town offers.

The owners of 'Glenora' are retiring, leaving the property in great heart. They have enjoyed a fantastic 30 years developing the property and the Warwick Court Hereford Stud and it is now time for someone else to take up the challenge.

#### **SOLD AT AUCTION**

Information Memorandum available upon request. Settlement 90 days after Exchange.

Please note: Covid restrictions apply. Auction location subject to Covid regulations at the time.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

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