

SOLD



644 Danbys Rd, Frances



PRIME MIXED FARMING OPPORTUNITY

TDC are exceptionally proud to offer "St Aubins", located in the tightly held Frances area, to the public market for just the second time in the property's long history.

The public offering of "St Aubins", previously a 13,000 odd acre sheep and cropping powerhouse, currently the reliable 1313 acres as it is now, presents an opportunity to secure a highly productive mixed farming operation with the security of pivot irrigation.

"St Aubins" features a stunning six bedroom, two storey home with three bathrooms, large kitchen and meals area, large walk in pantry/ larder and a beautiful sun drenched drawing/formal sitting room with an open fire place featuring marble inlay. The homestead is set within low maintenance established grounds; studded with large oaks, ash and other English trees and a sparkling blue swimming pool.

Further accommodation includes a character weatherboard four bedroom cottage, which has been recently upgraded. There is also a five bedroom shearers quarters with large kitchen and recreation room.

📏 531.36 ha

Price	SOLD
Property Type	Residential
Property ID	809
Land Area	531.36 ha

Agent Details

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Office Details

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"St Aubins" also features a large, six stand wool shed that has recently had the roof replaced. Servicing the shed and property are a set of large capacity K-Rail sheep yards with a Prattley draft and long double race. There is also a open fronted machinery shed.

The property is watered by a bore equipped with a submersible pump near the improvements. This fills a newly replaced poly tank and reticulates to the whole property through 38mm poly line.

Soils consist of heavy loam, grading to medium and lighter loam over clay, which varies from 30cm to 60cm. Approximately 300 acres has been cropped over the last two years to beans and wheat, with clover also being harvested and baled. There is good scope to increase this area considerably, if desired. The balance of the property is currently utilised for running merino and cross bred ewes, with additional lambs brought in and finished off.

Pastures consist of rye grass and clover and the property has a good fertiliser history of 125kg/ha being applied, with the pivot and crops having additional dressings. The property is being offered with a good body of feed.

The 32ha Zimmatic pivot, powered by a John Deere diesel engine, allows for further intense practices. The 282.66megL of taking allocation offers piece of mind and possible expansion of irrigation.

The offering of "St Aubins" for the second time to the public market affords the rare opportunity to purchase a true mixed farming enterprise within a tightly held, productive area.

"St Aubins" has a history of turning out quality livestock and crops alike, and with the additional benefit of pivot irrigation, securing this asset should be a priority to anyone looking to expand their agricultural holdings.

Call Tom Pearce 0427 642 138 or Mark DeGaris 0428 372 124 today for more information or to organise your inspection.

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