



ABERCROMBIE ROAD, Bathurst, NSW, TUENA, 2583

1907 ACRES, GRAZING COUNTRY, WITH 6KMS RIVER FRONTAGE. 80KMS SOUTH BATHURST 'Crowford', Tuena 772ha 1907acres, sheep & cattle property located 8kms north of Tuena, on Abercrombie River, 80kms south Bathurst Soils are generally red basalt over limestone, with areas of slate on steeper slopes. 'Crowford' is hilly to steep with areas of open undulating grazing country Water is provided by 19 dams, numerous creeks and gullies, both spring fed and seasonal. Bore supplies house 'Crowford' is between 450-750meters, which makes for a warmer climate than surrounding areas Comfortable 3 bedroom transportable home, with all services satellite to NBN, phone, power connected, plus separate workman hut Kurrajong trees scatter the basalt country with plenty of white, yellow & red box timber remaining Pastures are mainly red grass under sown with clovers The 6kms Abercrombie River frontage provides many scenic spots for recreational activities Property improvements include: 5 stand raised board shearing shed fully set up, capable of shedding 1500 woolly sheep Impressive cattle and sheep yards plus separate crutching shed 'Crowford' is a large scale cattle/sheep grazing property with river frontage that rarely offers itself for sale, situated in the tightly held Tuena area

BASE INFORMATION:

Bed	: 3
Bath	: 1

CONVENIENCE:



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