



1415 Bridgman Road Bridgman

Singleton 2330

McGrath Rural

The Homestead - 3 Bedroom 2 Bathroom 4 Car



Feedlot - Approx 3 Acres, Cattle Crush, Race & Yards



The Property Points

Homestead
Feedlot with Yards
3 Machinery Shed, 1 Hay Shed
5 Grain Solos



The Infrastructure



Birds Eye View



The Paddocks



Glennies Creek, Water Access Fishing Camping & Swim



The Homestead



The Homestead Cont....



The Paddocks



1415 Bridgman Road Bridgman

Crystal Hill

A 30 Year Story of Family, Hard Work, Permanent Water, Productive Country and a Farming Legacy Ready for Its Next Chapter at Bridgeman

Crystal Hill

* Approximately 315 highly productive acres unfold beyond Crystal Hill, privately hidden from the road before opening into a beautiful valley of working country along permanent Glennies Creek.

* Permanent Glennies Creek frontage forms the lifeblood of Crystal Hill, bringing beauty, reliability and the rare confidence of genuine permanent water flowing through the property year round.

* A substantial 240-unit General Security water licence, together with an established well that is lined throughout and irrigation system, underpins generations of reliable, productive farming across Crystal Hill.

* Six established cropping paddocks provide genuine agricultural versatility, supported by exceptional water, infrastructure and productive country that has sustained this farm for decades.

* An approximately three-acre feedlot, capable of holding around 200 head of cattle, reflects the scale, capability and working heritage that has long sat at the very heart of Crystal Hill

*Tared Driveway Half Way

* Five grain silos and extensive farm infrastructure tell the story of a property built for real production, where years of sweat, care and hard work have gone into making the land perform.

* Three substantial machinery sheds, including approx. 18m x 9m, 17m x 17m and 15m x 30m structures, provide exceptional space for machinery, equipment, storage and everyday farm operations.

* Feedlot has large cattle yards along with a crush, scales and Loading Ramp. Feeders and Trough aswell,

* The three-bedroom, two-bathroom homestead is warm and grounded, with Queensland spotted gum floors, ducted air conditioning, solar and a wraparound turpentine deck overlooking the farm.

* Crystal Hill is a rare chance to inherit more than acreage: a proven working farm, permanent water, decades of dedication and a place ready for new memories to grow alongside those already made.

*Opportunity for a Walk-in Walk Out Sale

The History

Crystal Hill | 315 Private Acres, Permanent Water, Productive Country and a 30 Year Family Farming Legacy Hidden Beyond the Road

For more than 30 years, Crystal Hill has been shaped by early mornings, long days, cattle trucks, crops, Christmases, laughter and the kind of hard work that becomes part of a family's story.

Sprawling across approximately 315 highly productive acres, the property is hidden from the road beyond Crystal Hill, opening into its own private valley along permanent Glennies Creek. With strong water security, productive paddocks and cattle infrastructure, this is country that has given back to those who have cared for it. A lifetime of sweat, pride and memories, now ready for its next chapter.

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The Property Highlights

A substantial rural property combining productive country, secure water, established infrastructure and comfortable accommodation — offering a versatile rural lifestyle with excellent agricultural capability.



Cattle

60 Breeders Current
30 Head Feedlot
Current
Speckled Park Bull
and Cows with a mix



Significant Scale

315 Acres | 127.9 Hct
Approx. 3 Acre
Feedlot



Water Access

Water License of
240 Units
Lined Well
Irrigation



Paddock Layout/Fencing

Fully Fenced Boundary
2 Livestock Paddocks
6 Cropping Paddocks



Accommodation

3 Bedroom
2 Bathroom
4 Car Garage



Infrastructure

3 Machinery Shed
Hay Shed | Chook Pen
Feedlot with Yard



Pastures

Lucern Paddocks
Livestock Paddocks
Grazing Paddocks



Rates

The Property

Well-equipped for productive farming, with permanent creek frontage, substantial water resources, cropping and livestock paddocks, feedlot facilities and extensive shedding with opportunity of a walk in walk out sale.

CRYSTAL HILL

- Approx. 315 productive acres
- Permanent Glennies Creek frontage
- 240-unit water licence, well Lined & irrigation
- Six cropping paddocks along with 60 Sprayers
- Approx. 3-acre feedlot | 200 head capacity
- Five grain silos | 1 Large Hay Shed
- Three large machinery sheds
- 3-bedroom, 2-bathroom homestead
- Quality Custom made finishes, solar & ducted air
- 30 years of family ownership
- Tared Driveway for all weather purposes

There is the Opportunity for a Walk-in Walkout Sale with Machinery and Cattle, Accessories - Please request the list if this is a intrest to you of a Walk-in Sale



The Homestead

A modern custom, well-maintained home featuring quality finishes, spacious living, practical garaging and a range of lifestyle comforts.

The Home

- 3 bedrooms | 2 bathrooms
- Ducted air conditioning & vacuum system
- Walk-in Closet & Walk-in Pantry
- Quality Queensland Spotted Gum flooring throughout
- Fully wrapped Turpentine timber deck
- Approx. 7 year old house

Sheds & Garaging

- 4-bay garage – approx. 8m x 8m
- Additional 8m x 8m carport
- 3-phase power | Solar Power

Outdoor Features

- Fully fenced yard
- Fruit Trees
- BYO Cycle
- Concrete Driveway



Sale Method

Expressions Of Interest

Closing Date 5th November by 5pm

Guide

Offers Over \$5,000,000

Exclusive Selling Agent

Tyson Nicholson - 0418 251 312

Ellah Wilson - 0477 667 681

Kaine Robinson - 0493 300 428

McGrath Rural Coast and Lower Hunter



Vendors Solicitor

Allison Garland - Hall & Wilcox

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