

## Prime Hard Wheat Growing Country

Price : SOLD

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### Area & Tenure:

Westmeath 5,235.6 Ac (2,118 Ha)

### Situation:

Situated 48 km NW of Coonamble with 6 km formed road access.

### Description:

Flat, predominantly grey self-mulching vertisol soils with a small area of red clay soil (approx. 500 ac). Very lightly scattered timber comprising Myall and Whitewood with a fenced area of remanent vegetation (approx. 170 acres). Over 95% of the property is arable.

Westmeath is reliably watered with access to 2 capped and piped bores and 4 dams.

The boundary is fully fenced with a small section requiring some attention. Some subdivisional fencing remains.

### Improvements:

Westmeath offers a spacious five-bedroom weatherboard home with a sleepout, kitchen/ dining room, separate lounge, two bathrooms (one two-way) and gauzed in verandahs. The home has evaporative and split system air conditioning and a slow combustion wood heater for those cooler days. The home sits in an open garden area with an inground salt water pool and small orchard. Some other smaller buildings surround the home and include an office/storeroom and coolroom/meathouse. There is a 20,000 gal rainwater storage.

- Carport/Storage shed
- Workshop
- Machinery Shed 6 Bay
- Multi-purpose Storage/ - Machinery/Woolshed
- Contractors accommodation
- Hayshed
- Twister Self unloading silo
- 4 x Elevated Nelson silos
- 1 x Flat Bottom

Timber and steel cattle yards with a loading ramp.  
Steel sheep yards adjoin the woolshed.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

### Representative

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Property



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