

Western Breeding/Grazing/Irrigation Solution

Price : EOI Concluding - Thursday 15/8/19 - 5pm

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Area & Tenure:

10,758.91 Hectares (26,585 Acres)

5,276 Ha Freehold & 5,482 Ha Western Lands Lease

Situation:

"West Mooculta" is located 10 Km east of Bourke, 88 Km west of Brewarrina, 212 Km Nyngan, 382 Km Dubbo and 708 Km Roma.

Description:

Level to slightly undulating soils that are principally self-mulching grey alluvial's sparsely covered with Coolibah timber. Ground covers consist of Mitchell, Coolibah and Neverfail grasses supported by numerous soft herbaceous species including native salt bush, native clovers, wild spinach, soft copper burr, wild carrot, yellow vine and wild turnip. Lower flood areas adjacent to the Darling River consist of healthy lignum and blue bush stands. The land is considered first class Darling River grazing country which in any season can be supplemented with some 500ha€™s of irrigation.

342 Ha currently cultivated with Barley and Wheat.

Water for irrigation is extracted from the Darling River above the Bourke weir and delivered by open canal to 10 irrigation fields. 342 ha has been developed as one metre beds (with permanent head lands and tail drains) and 158 ha as bay irrigation. 352 Mg is to be included with the sale of the property as well as 12,000 Mg carry over water.

All grazing paddocks have excellent water access to either tank-troughs, earthen dams or river frontage to the Dry Bogan or Darling Rivers.

Average annual rainfall is 350 mm (14 inches).

Fenced into 13 Main paddocks with fencing Hingejoint/barb or Plain/barb.



Improvements:

Main Homestead is a 3 bedroom home with office. Separate formal lounge, Open plan, kitchen/dining/family room. Evaporative ducted air plus split system air conditioning. Outside features large pergola, shaded paved entertainment area, Laundry, outside toilet, garden shed and butcher shop all sitting in an attractive grassy garden setting.

Second Home is Hardie plank clad 4 bedroom home with lounge/dining, kitchen/family room opening out onto a large rear covered deck. Three-way bathroom and ensuite off the main bedroom. There is also a two vehicle undercover carport and tennis court.

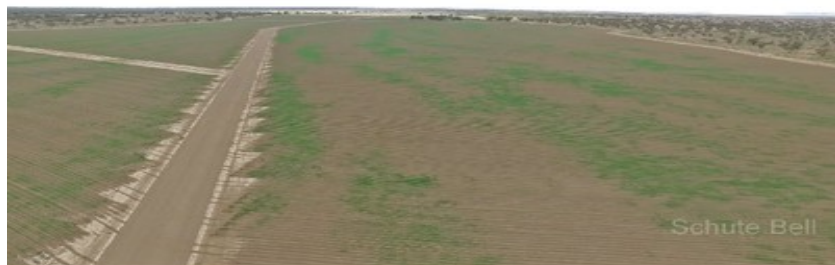
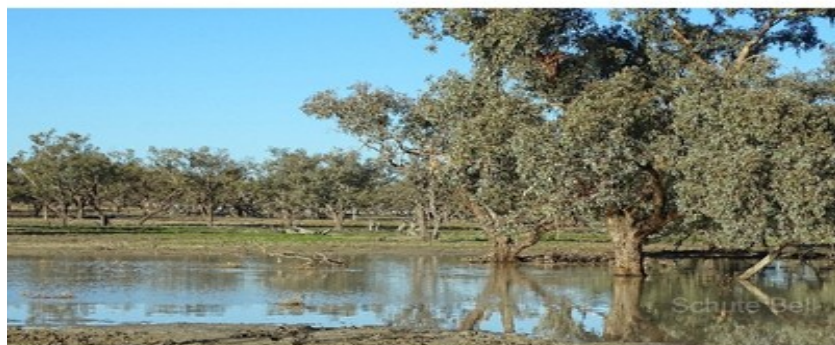
- Hayshed 28m x 12m
- Machinery Shed 30m x 18m
- Machinery shed/workshop 18m x 6m
- Shearing/Crutching Shed €" Single stand
- Silos €" 50 tonne elevated supported by smaller silos
- Two sets of cattle yards.

Features:

- Progressive beef production property complimented by irrigation
- Impressive and tidy operation offering a high percentage of good quality country
- Multiple watering points with troughs/tanks, dams and river frontages
- Excellent Improvements €" Two homes, Machinery sheds, Hayshed and Yards
- Family Estate being finalised

Comments:

Since being put together through the 90's, the owners of "West Mooculta" have transitioned away from cotton to now focus wholly on beef production. Under the current ownership, "West Mooculta" has been utilising winter cropping strategies to enable feed availability to better match production requirements. This has resulted in less water usage, greater success with fodder cropping and in doing so increasing the carrying capacity of the



property.

Inspection by appointment only

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.

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