

## Mixed farming property in convenient location

Price : SOLD

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### Area & Tenure:

791.1 Ha (1,954.85 Ac)

Made up of two properties.

### Situation:

Located at Yarrowyck, 40km Bundarra, 46km Uralla and 50km Armidale

### Description:

30% arable. Predominantly flats to undulating with some hilly steep areas. Native pastures on trap soils with pockets of basalt. Timbered with White Stringy, Yellow box, Silverleaf Iron Bark and Kurrajong. The property also has an air strip. Watered by several natural springs, 20 dams and 160ft bore, services property and domestic.

Average annual rainfall of 800mm.

The main property is subdivided into 7 main and 10 smaller paddocks and the second property has 6 main and 10 smaller paddocks. Boundary of rabbit netting and barb and internal, netting and plain.

### Improvements:

4br Hardi plank home

3br Weatherboard cottage

4br Brick homestead (circa 1900) with original features, needing renovation. Including double garage with concrete floor.

- Machinery shed
- Feed Shed - 17m x 12m
- 12m stables (5 stalls, shoeing bay & feed section)
- Open hay shed
- 4 Stand elec. woolshed with new roof.
- 3 Sets of sheep yards (main holds 1,000 head)
- Cattle yards (100 head)

### Features:

- Location to selling centres
- Suited to both cattle and sheep
- Cropping potential
- Sound infrastructure and fencing

NOTE: Photos are a mixture of both current seasonal conditions and of previous years conditions.

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.

## Inspections by appointment only

Please contact the agent for a private inspection

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**Property**



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