

## Excellent value grazing breeding country

Price : **SOLD**

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**Area**  
43,838 Acres (17,741 Hectares) WLL  
Bourke Shire. Western LLS

**Situation**  
Located 154 km WNW of Bourke

**Rainfall**  
Average annual rainfall of 200mm (8 inches)

**Description of Country**  
Mulga watercourse country, Box flats, Beefwood, Corkwood, some woody weeds (Hopbush, Budda and Turpentine).

**Water**  
Watered by 1 x bore, 1400 ft deep, 340,000 litres (85,000 gal) per 24hrs, 10 km of poly pipe with 5 dams fed by the poly pipe line, 1 x bore 220g/hr, 1400 ft deep, 25 dams not on poly.

**Fencing**  
Divided into 4 main paddocks with 3 holding paddocks. 86 km boundary with 20% boundary new ringlock, 30% timber posts & plain wire, 25% older ringlock and 25% steel posts and plain wire.

**Structural Improvements**

- Hardiplank shearer's huts with slow combustion stove in kitchen, electric hot water system, front and back verandah, toilet and shower inside with second shower, toilet laundry outside and meat house.
- 15mtr x 10mtr steel and timber frame machinery shed/workshop with concrete floor with 15mtr x 10mtr skillion
- 5 Stand steel frame shearing shed (4 Equipped)
- Steel sheep yards

**Features**

- Excellent value grazing breeding country
- Owner retiring after 27 years ownership
- Currently carrying large quantity of feed
- Well watered with bores and dams

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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