

Piece of paradise on the Macquarie River

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Schute Bell
Badgerly Lumby



Auction : 2021-10-28 11:00:00
Auction Place : Westside Hotel

Area & Tenure:
594 Acres (240.4 Ha) Freehold

Situation:
4 ½ km west of Wellington. 40 mins Dubbo. 1 hr Orange

Description:
The property runs along the western side of the Macquarie River with approx. 5 ½ km of frontage. The predominantly river loam soils with the western side of the property running to the foothills of Mount Arthur Reserve. Mixture of natural and improved pastures & Lucerne. Approximately 76 ha (187 acres have been previously cultivated).

There is a bore located at the southern end of the property pumping to a 20,000 Gal tank. This reticulates to 7 troughs located around the property via a 2" line. 24" (625mm) average annual rainfall.

Fencing is a combination of Hinge Joint/Barb and 4 Barb and could be described as being in good condition. The river is fenced and can be accessed for grazing.

Structural Improvements:

- There is a dwelling entitlement.
- Hay Shed (17m x 13m approx.) with 2 x 20ft Containers
- Silo € 40 tonne
- Riverfront caravan & camping site
- Older Timber/Iron Shed € Providing some cover
- Steel and timber cattle yards with crush and loading ramp

Features:

- 5 ½ km river frontage
- Excellent location - only 4 ½ kms Wellington
- Mixture of country featuring highly fertile river loams
- Approximately 800 5x4 bales of fodder
- Permanent bore & river water
- Upgraded power supply to 25 KVA
- Caravan, camping & recreation
- Sheltered easterly aspect
- Brilliant Fattening and Cropping choices

Narromine - Hartin Schute Bell

Jason Hartin
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Dubbo - N.J. Mullavey

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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.

Representative

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Schute Bell
Property



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