

Outstanding, Low Cost Sheep & Cattle Grazing Country

Price : SOLD

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Warrego River and Tuen Creek Flood Country

Area & Tenure:

9,466 Ha (23,391 Ac) W.L.L. including approximately 127 Ha (313 Ac) of freehold.
Bourke Shire Rates \$4,216.00 p.a., W.L.L. Rental \$700.78 p.a.,
W.D.D.B. Rates \$428.99 p.a.,
L.S.S. Rates \$839.05 p.a.

Situation:

125 km North of Bourke with frontage to the Mitchell Highway.
125 km South of Cunnamulla. All weather access. Rural power, STD phone, mobile phone coverage, wireless internet, U.H.F. base set and aerial. Primary School 25 km. Two mail/freight deliveries per week.

Description:

Warrego River and Tuen Creek flood country that is heavily grassed. Rich black self-mulching soils make up 80% of the property, the balance being soft red loams with small sandy flood relief areas. Some Lignum and Dogwood in channels. Light Coolibah and Riverbox in parts of the flood country with Rosewood, Whitewood, Dogwood Wilga and Supplejack in the red country.

Grasses include Coolah, Mitchell, Flinders, Neverfail, Bluegrass, Native Bambatsi, Button Grass and Native Millet.

Salines and herbages include Clover, Native Trefoil, Crowsfoot, Spinach, Lambs Tongue, Copper Burr, Jelly Burr, and annual Saltbush. There are good stands of established Buffel in the red country.

Fencing: Majority steel construction hinged joint, electric or plain wire fencing. The bulk of which has been erected in the last 15 years. 13 main paddocks ranging in size from 1,500 Ac to 4,400 Ac. 7 holding paddocks from 15 to 300 Ac.

Watered by flowing artesian bore connected to 43 km of 63 mm and 50 mm metric poly pipe servicing 15 x 5,000 gal poly tanks and 35 cement troughs on cement aprons. 7 dams.

Carrying Capacity: 5,500 D.S.E.

Improvements:

Winrae's improvements are first class with the main homestead being aluminium clad with 5 bedrooms, office, retreat, modern bathroom and semi-open plan living area. The country style kitchen is brand new with built-in dishwasher, convection microwave, 900 mm gas/ electric stove and rangehood. Freestanding wood heater and evaporative cooling along with 6 reverse cycle air-conditioners. 9 ft verandahs on 4 sides with one side being a raised timber deck/entertaining area extending out onto a deck surrounding an above ground, 9 x 4.5 mtr salt water pool. Adjoining laundry/2nd shower/toilet/storage area with 10 x 6 ft cool room all set in park like surrounds with well established gardens and extensive lawn.

4 bedroom fibro cottage adjacent to the house yard with reverse cycle cooling and wood fire.

- 3 sided, 3 bay car garage with one concrete bay.

- 5 bay 20 x 9 x 5.3 mtr farm shed with one lockup cement bay and one open cement bay.

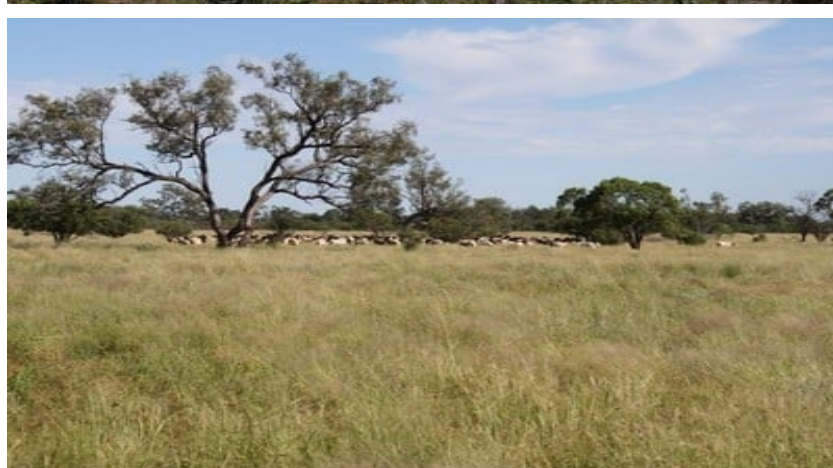
- 4 stand woolshed equipped with 1 electric and 3 shaft stands, wool table and wool bins with additional skillion area currently used as a workshop with adjoining storage container. Steel sheep yards to handle 5,000 head with adjustable loading ramp.

- Amenities block.

- 2 x 25 tonne cone bottom silos on cement pads. 1 x 1000 ltr unleaded fuel tank and 1 overhead 1000 ltr diesel tank.

Agents Remarks:

Winrae is a very productive base with exceptional improvements.



It is ideally positioned with highway frontage and located to take advantage of livestock movements from North to South. The property has been in the same family for three generations over the past 65 years and has been developed for ease of management.

Winrae has 5.5 km of Warrego River frontage and receives beneficial, low level flooding over 80% of the property from both the Warrego River and the Tuen Creek overflow.

This property ticks all the boxes and all that is required is to move in and get under way with production. Country like this is tightly held and opportunities like this rarely become available.

Selling Agents:

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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

Jason Hartin

Property ID 2260840

**Schute Bell
Property**



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