

## Large Scale Mixed Farming with Upside

Price : SOLD

0 0 0

Area & Tenure:  
15,264 Ha (37,717 Acres)\*

Situation:  
85 kms WNW of Condobolin

**Description:**  
Gently sloping rising to hills. Red and brown earths, red loams, gravelly ridges and hills. Timbered with White Box, Red Box, Kurrajong, Wilga, Cypress Pine and Mallee. Grasses comprising Mulga Oats, Mulga Mitchell, No.9, Corkscrew and Danthonia. 6,400 acres sown to Medic and Sub clover plus Lucerne. The property is made up of farmed open country, semi open country and timbered hills and ridges. 1,100 acres sown to Lucerne 2015. Full cultivation licence for 10,500 acres. (Farming 7,000 acres now). There are two PVPs for invasive native species (Woody Weeds) for a further 10,500 acres (of which 7,000 acres\* could be farmed three times in a 15 year period.) 5,000 acres\* of full cultivation and PVP areas have been chained. Currently 1,300 acres of long fallow and 1,800 acres of sprayed stubble. Watered by 13 dams. One large dam (55,000 m<sup>3</sup>\*) has a reticulation system connected to 6 troughs and 4 tanks with 20km of pipeline. There are 2 unequipped bores. 15 inches (375 mm) average annual rainfall. Fenced into 5 major grazing paddocks and 17 farming paddocks. Fencing could be described as very good to stock proof. 6 ½ kms of cluster fence newly erected. Significant commencement of the Gilgunnia Land Care Group cluster fence project.

**Improvements:**  
6 BR House. Solid weatherboard construction. Two reverse cycle air conditioners. NBN now connected.  
- Machinery Shed. Steel frame. Power connected 130 x 30  
- One elevated and one flat bottom silo  
- Shearers Quarters  
- 2 Cottages  
- 4 Stand woolshed  
- Steel sheep yards at the wool shed. Steel (80 panels\*) and timber cattle yards with crush and loading ramp

**Features:**  
- Good Fresh Farming Country  
- Excellent Water Supplies  
- Greater Cropping Area being Developed  
- Mixed Grazing/ Cropping Enterprise considerable upside in Production  
- Versatile Country to suit a variety of Enterprises

\*Approx

This information has been obtained from our vendor(s). 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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Property



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