

## Sound Mixed Farming Country - Development Upside

Price : SOLD

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1,185.9ha (2,930.35 acres)

Located approximately 21km and a comfortable 15 minute drive North of Dubbo via the Mogriguy Road, 'Hillside' provides an opportunity for the astute buyer to purchase mixed cropping and grazing country.

Offering approximately 50% of cleared open farming country with soils ranging from heavy dark basalt loams to lighter red sandy loams, the balance is open grazing running to heavier stands of timbered grazing country.

While the country is well watered by 18 dams as well as a bore, a main feature of 'Hillside' is the Eumungerie water scheme which runs past the property and is available to be connected to (subject to conditions).

The older infrastructure includes two stand shearing shed, timber sheep yards, steel and timber cattle yards as well as 20m x 10m machinery shed and 33m x 9m hay shed, workshop and approximately 135 tonne grain storage.

A circa 1960's four bedroom home with office completes a tidy package. With attached carport, meat room, cool room and extensive enclosed verandahs the home is surrounded by established trees and numerous smaller sheds and outbuildings.

Call today to arrange your inspection.

Hartin Schute Bell - Narromine

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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  
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**Schute Bell**  
Property



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