

- Talawanta & Ardrossan Brewarrina, NSW



A Perfect Mix of Soils and Country

Price : SOLD

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Area & Tenure:

32,165 Ac (13,017 Ha) WLL

Situation:

Located 60km north of Brewarrina. (Sealed road to Weilmoringle).

Description:

Talawanta and Ardrossan share a common boundary and fit together perfectly making them one entity and very easy to manage as one. Talawanta - Country varies from black flooded country along the river through open grass plains to saltbush and soft burr country with patches of shade timber. Ardrossan - Heavy black soils to soft red country. Approx. 1/3 receives beneficial flooding from medium flood and 2/3 from a large flood with balance being saltbush country. (Seasonal grasses include Mitchell, Neverfail, Flinders, Windmill, Blowaway, QLD Blue, Nut Grass, Button Grass, Nardoo and Pig Weed. Herbages consist of Clover, Lambs Tongue and Wild Spinach. There is a 3,231 acre cropping licence. Talawanta - Approx. 6 km frontage to seasonal Birrie River. 5 ground tanks that are catchment fed, 2 tanks fed by the river plus bore drain fed by a bore on Ardrossan. On Ardrossan there is 9km of bore drains, 4 bore drain tanks, 1 tank that is river fed, 2 tanks that are catchment fed and 6kms of river frontage. Average annual rainfall of 400mm. Subdivided into 15 paddocks.

Improvements:

Talawanta - 4 Bedroom comfortable aluminium clad homestead. Set in established gardens. Complete with office, above ground pool, large entertaining area, cool room and meat house.
~ 1 bedroom cottage with living area/kitchenette and bathroom.
~ 2 Garages
~ Stable room
~ 60' x 25' Machinery shed, concrete floors with workshop and tool room.
~ Steel cattle yards that work 300 head complete with crush. (There are 3 holding paddocks)
~ 3 storage sheds

Ardrossan - Solid 3 bedroom home (needs some attention).

~ Garage
~ 2 bay machinery shed
~ 6 stand shearing shed
~ Shearers quarters
~ Sheep yards work 2,000 head

Features:

~ Heavy stocking country that is regarded as some of the best in the district
~ Ample water supply
~ Breeding - Fattening - Cash/fodder Cropping

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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