

## Fertile Open Plains ~ Superb Mixed Farming Country

Price : SOLD

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### Area & Tenure:

1,493 Ha (3,689 Ac) Freehold

2 Separate Titles (1,214 Ha & 279 Ha)

### Situation:

Located approximately 50 km east of Coonamble on the Baradine road and at the north western end of the Goorianawa Valley.

### Description:

Grain receivals at Coonamble, Baradine and Gulargambone. Saleyards at Coonamble for cattle and Dubbo/Narromine for sheep. State rail bus services to Coonamble. Mobile phone, primary and secondary schools in Coonamble. Principally fertile open plains country with soils ranging from heavy black self mulching through red/brown clay loams to some red loam soil types. This property has a tremendous coverage of native grasses, including Plains, Mitchell and Umbrella and many seasonal herbage species including Nardoo, Tarvine, Saltbushes, clover and barley grass in winter. This property is in a renowned fattening and breeding area and has produced top fat livestock over many years. Share farming area of approximately 600 acres on the heavy black soil portions and approx another 300 acres to be sown to oats/barley for grazing. The balance of the property has never been cropped but up to 90 to 95% could be arable. The property has 11 main paddocks, 10 of which are watered by the water reticulation scheme with troughs. There are 3 bores (1 equipped) on the property. The main bore is equipped with an electric pump that also supplies the homestead and yard areas. There are two dams. The Polli Boomi Creek runs through the western end of the property with a shallow floodout area of 500/600 acres. Average annual rainfall of approximately 21â€ (530mm).

### Improvements:

3 bedroom homestead with reverse cycle air conditioning, a weatherboard construction with aluminium cladding. Formal lounge room, TV / games room, sleep out, cool room, meat house, pool, satellite i/net and 3 bay garage.

- ~ Steel frame machinery shed approx 60 x 60
- ~ Steel hayshed approx 45 x 30
- ~ 2 seed silos, 1 x 700 bag silo
- ~ 4 stand electric Woolshed, main shearing area new steel frame with raised wool handling area and half ground level storage with vehicle access.
- ~ Steel cattle yards to work approx 120 head, Carinya crush, curved race and floodlights.
- ~ Steel sheepyards, traditional design, shower dip, work approx 1000 sheep.

### Features:

- ~ Productive and fertile virgin open plains country
- ~ Lightly cropped, superb breeding or fattening country
- ~ Eastern side of Coonamble off northern end of the Goorianawa Valley.
- ~ Up to 90/95% could be farmed.

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

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Property



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