

## Highly productive mixed farming enterprise

Price : SOLD

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### Area & Tenure:

1,886 Ac (763.2 Ha) Approx Unrestricted freehold (including 47 Ha Special Lease)

### Situation:

Only 33 km Tullamore, 62 km Narromine and 102 km Dubbo City.

### Description:

Predominantly level water course country consisting of mostly arable, soft red loam soils. There is 40 Ac of Saltbush. A large majority of the country has been rested, some for more than 10 yrs. Pastures consist of Summer Grass, Ryegrass, Clover, trefoil and Barley Grass. Timbered with Grey Box and Myall Trees. 5 meg licence for the irrigation of 4.94 Ac (2 Ha) Well watered by 8 dams ranging from 1,000-18,000 yds and a 497 ft deep submersible bore which pumps (1,100gal hr) to a tank with pressure pump, this feeds a trough system in the surrounding paddocks to the woolshed. Also beneficial flooding from Sandy Creek. Average annual rainfall of 18â€• (450mm).

### Improvements:

Comfortable 4 bedroom w/b homestead. Featuring 12â€™ ceilings, large eat in kitchen, ducted evap. cooling, split system reverse cycle air conditioning in the main living room and gas heating. Enclosed in verandah and double lock up garage.

- ~ 4 bedroom fibro workers cottage.
- ~ Large machinery shed â€ 18.5 x 9.4 m (steel and timber construction with concrete flooring)
- ~ Small machinery shed â€ 13.6 x 6.1 m (steel and timber construction)
- ~ Old machinery shed â€ 12.2 x 6.3 m (steel and timber construction)
- ~ Workshop - 7.5 x 6 m (steel construction, timber flooring with power connected)
- ~ Stud stock shed â€ 12.5 x 6.3 m (steel construction, timber flooring)
- ~ Mouse proof barn â€ 11 x 6.3 m (steel and timber construction)
- ~ Grain storage (approx. total capacity 440 t) 2x 13 t, 2 x 100 t, 2 x 84 t, 1 x 150 t & 1 x 400 t.
- ~ Goat shed
- ~ Steel woolshed, 4 stand electric with undercover shedding for 460 sheep.
- ~ Excellent Arrow sheep yards at woolshed. (3 yr old â€ Bugle design) hold 2,500 head.

### Features:

- ~ Highly productive mixed farming enterprise
- ~ Solid well maintained improvements
- ~ Mostly arable
- ~ Well rested country
- ~ Excellent water

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.

Representative

Property ID 458055

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Property



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