

Large holding with Barwon River Frontage

Price : **SOLD**

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Area & Tenure:

13,014 Hectares (32,158 Acres)

Comprising 3,011 Ha Wingala, 4,317 Ha Yappalee and 4,241 Ha Yurcurrie and 1,455 Ha Bernards

Situation:

Kamilaroi Highway, 25 km East of Brewarrina, 110 km to Walgett

Description:

Mainly flat plains with some lightly timbered areas of soft grey self-mulching soils with scattered lighter areas. The Country from the river (Barwon and Cato) is lightly timbered with Coolabah and Box, good grazing salines, Copper Burr, Mitchell and Coolabah grasses, winter herbage such as Lambs Tongue and clover.

Cultivation licenses for 943 ha (Sprayed February 2021 for fallow).

Approx. 11 km of single frontage Barwon river. Semi-permanent Cato River runs through Yurcurrie. Wingala to Yappalee water scheme from Barwon River. Network of Tanks & Troughs, 2" mainly green line poly pipe, connected to poly tanks with a combination of cement and gal water troughs, pumped from the Barwon River by an Electric Pump.

Average annual rainfall of approx 16.5 inches (412 mm).

Mostly Steel Posts & Strainers, Plain & Barb wires with some 7/90/30 Ringlock fencing good to new condition. 15 Major paddocks and numerous smaller holding paddocks/yards.

Structural Improvements:

Built in 1953, Large 3BR Homestead, Fibro Construction, Corrugated Iron roof, split system heating/cooling and partially enclosed veranda and sleepouts with concrete piers. Garden well fenced, established shrubs and trees.

- 6 Room Shearing Quarters,
- Single Bedroom Workers Cottage
- Cement Floor Workshop 12m x 6m (Power connected)
- Grain Shed 18m x 12m
- Machinery/Hay Shed 18m x 12m
- Cement Floor Work area/shed 6m x 6m (Power connected)
- Cement Floor Garden Shed 6m x 6m
- 5 Stand Electric Shearing Shed in good working order
- Steel Construction Sheep Yards with a 2,000hd holding capacity.
- Wooden and Mesh Cattle yards with fully functional Steel Crush, Head Bale, Sliding Gate and Loading Ramp.
- Wool Press, Grinder and Generator, Electric Pump

Features:

- Barwon and Cato River Frontage
- 943ha Cultivation - suit winter cereal or forage cropping
- Estimated 6,500 DSE
- 15 Major Paddocks- well fenced
- Family owned 75+ years

Property being sold due to Generational Changes.

Inspection by appointment only

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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