# . Baalbek Wellington, NSW



## Piece of paradise on the Macquarie River



Area & Tenure: 594 Acres (240.4 Ha) Freehold

#### Situation:

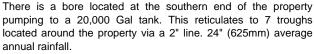
Price: SOLD

4 Â1/2 km west of Wellington. 40 mins Dubbo. 1 hr Orange

#### Description:

The property runs along the western side of the Macquarie River with approx. 5  $\text{\^{A}}\%$  km of frontage. The predominantly river loam soils with the western side of the property running to the foothills of Mount Arthur Reserve. Mixture of natural and improved pastures & Lucerne.

Approximately 76 ha (187 acres have been previously cultivated).



Fencing is a combination of Hinge Joint/Barb and 4 Barb and could be described as being in good condition. The river is fenced and can be accessed for grazing.

### Structural Improvements:

- There is a dwelling entitlement.
- Hay Shed (17m x 13m approx.) with 2 x 20ft Containers
- Silo 40 tonne
- Riverfront caravan & camping site
- Older Timber/Iron Shed Providing some cover
- Steel and timber cattle yards with crush and loading ramp

## Features:

- 5 Â1/2 km river frontage
- Excellent location only 4 ½ kms Wellington
- Mixture of country featuring highly fertile river loams
- Approximately 800 5x4 bales of fodder
- Permanent bore & river water
- Upgraded power supply to 25 KVA
- Caravan, camping & recreation
- Sheltered easterly aspect
- Brilliant Fattening and Cropping choices

Narromine - Hartin Schute Bell Jason Hartin Mob: 0429 894 334

Dubbo - N.J. Mullavey Neville Mullavey Mob: 0428 638 244

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 Jason Hartin

Cameron McIvor Property ID 6631538

