

Location, Land & Lifestyle

Price : \$2,500,000

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Area & Tenure:

171.2 Acres (69.28 Ha) Freehold.

Situation:

13.3 Kms West of Dubbo on the Mitchell Highway.

Description:

Black alluvial and Sandy loam to Ironstone soil. Timbered with Pine, Box, Gum, Bull Oak and Iron Bark. Approximately 100 Acres are arable with 10 Acres of lucerne.

Irrigated by 25 Acres with hand shift pipes.

Watered by 6 dams plus a 10 megalitre water license. Average annual rainfall of 533mm (21").

The property is divided into 7 paddocks with lane way access.

Fencing consists of hinge joint and barb wire.

Structural Improvements:

Large four-bedroom brick homestead featuring formal lounge room, large family room with wood heater, zoned reverse cycle air conditioner. The home is overlooking manicured gardens and lawn.

Double two bay carport attached to the homestead, garden shed, hay shed and 60 x 40 machinery shed with hoist, 60 x 30 Skillion.

This property offers rural and Solar power and 3 Phase power.

Single stand located at yards.

Sheep and Cattle yards.

Features:

- 171.2 Acres (69.28 Ha)
- Four-bedroom homestead
- 100 Acres arable with the potential Garden market
- Large shed
- Sheep/Cattle yards
- Bore water

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

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Property



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