

## Good working stock handling facilities

Price : Contact agent

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### Area & Tenure:

17,872 Ha (44,161 Ac) \*WLL

### Situation:

Central to Bourke (113km), Cobar (121km) and Louth (83km).  
Located 25 km off Kidman Way.

### Description:

Predominantly level to gently undulating soft red loam soils with occasional stoney outcrops. Timber comprising Mulga, Coolibah, Box, Beefwood, Leopardwood, Ironwood & Wilga presenting as semi open with some heavier timbered areas. Ground cover vegetation includes Woolly Butt, Spear Grass, Mitchell Grass and a range of forbs and winter herbages.

There is a current Property Vegetation Plan in place the whole property.

Watered by 14 Ground tanks. Rainwater is collected at the woolshed, machinery shed and homestead. Average annual rainfall 325mm (13 inches).

Fenced into eight main paddocks and one holding paddock. Plain wire/barb and some hinge-joint internal fencing

### Structural Improvements:

The 3 bedroom timber home features partially enclosed verandahs, living areas and a character renovated kitchen. Two showers, one bathroom and w/c. Split system air conditioning. Machinery shed â€" 5 Bay with three sides enclosed plus a skillion addition

Quarters â€" 12 person plus amenities

4 Stand woolshed (Hydraulic press included)

Steel Cattle yards â€" loading ramp and bale head

Steel sheep yards â€" Covered working area, located at the woolshed

Steel Goat loading yards

13 wire trap yards with handling and loading.

### Livestock:

A number of mixed sex dorpers will be included in the sale

### Features:

- Good working stock handling facilities
- Very comfortable 3 bedroom home
- Soft red loam soils
- Well located being central to Cobar and Bourke
- Established Dorper and Goat harvesting operation

\* approximately

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.

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