

Easily Managed, Productive Grazing Property

Price : \$4,500,000

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"Innisfail", Brewarrina

Area & Tenure:
7,642.41 Hectares (18,884.4 Acres)

Situation:
75 kms North of Brewarrina on East Culgoa Road. Bitumen road then gravel road and then formed road. 110kms Bourke.

Description:
Predominantly cracking clay soils interspersed with some sand hills with Gidgee country lying to the north. Timbered with Gidgee, Box, leopard Wood and light Pine. Grasses and herbage comprising Neverfail, Salt Bush, Gidgee Burr & Copper Burr, Wild Spinach and Lignum in the water course country. Culgoa river with some sizable water holes is fully fenced. Some smaller areas beneficial flooding.

Watered by 16 Dams, 2 Poly tanks and troughs. 375 mm (15 inches) average annual rainfall
Hinge Joint holding paddocks with the balance being a mixture of Hinge Joint/Barb and Plain/Barb. Fenced into 16 main paddocks. Fencing could be described as well maintained to some new fencing.

Structural Improvements:
3 Bedroom Home – Timber and fibro construction. Kitchen/Dining room with gas stove. Separate lounge. Main bathroom. Gauzed in verandah. Split Air conditioning, Fans and slow combustion wood heater. House is supplied with rainwater via pressure pump fed from sheds.

- Machinery Shed – 5 Bays (two lockable bays) + motorbike shed
- Fuel Shed & Carport
- Wool Shed – 5 Stand electric
- Shearers Huts – Accommodates 12, Kitchen and dining room.
- Butcher shop & ablation block
- Stable (3 stable & tack room)
- Hangar- Concrete floor (Airstrip approx. 850m)
- Sheep yards at the woolshed (Steel, Timber/mesh and post/rail.
- Undercover work area) plus 3 sets of paddock yards.
- Cattle yards – Steel and timber yards with steel race, crush and loading ramp

- Features:
- Held for 140 years in the same family
 - Excellent sheep breeding country with opportunity cattle agistment
 - Good balance of heavy and lighter soils
 - Tidy older style homestead
 - Easily managed with mixture of open and semi open country

Agent Declares Interest.

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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Property



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