

## Level Alluvial Open Black Self-mulching Soils - Suit Sheep & Cattle Production

Price : \$4,000,000

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"Yarkieta", Brewarrina.

Area & Tenure:

6,808 Ha (16,822 Ac) Western Lands Lease

Situation:

60km NW Brewarrina, 115km NE Bourke

Description:

The property is predominately open plains country of grey and chocolate soils interspersed with lighter area of sandy loam and a sand plain which dissects the property. It is lightly timbered with Coolabah, Whitewood and Dogwood. The open country is grassed with Mitchell, Blue grass, Saltbush, associated herbage and medics.

There is a farming licence for 500 Ha.

Frontage to Birrie River, 14km of 2"poly pipe to tanks and troughs which water 7 paddocks. There are also six ground tanks.

Average annual rainfall 16" (400mm).

Subdivided into 7 main paddocks with all fencing in fair to good condition.

Structural Improvements:

Comfortable 3 bedroom homestead, air conditioned with shady surrounds.

- 3 bay workshop/machinery shed 6m x 9m (concrete floor).
- 4 bay hay shed 15m x 9m.
- 5 stand shearing shed
- Steel jetting race.

Features:

- Excellent balance and variety of grazing land and is ideal for both sheep and cattle production.
- Frontage to Birrie River.
- Level alluvial open black self mulching soils.
- 500 ha Cropping licence
- Enjoys all modern services including satellite TV coverage.
- Comfortable air con homestead.

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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