

49 Dawes Crossing Narromine, NSW

The weekender with income & hobbies!

Price : \$650,000

0 0 0

Area & Tenure:
196 Acres (79.5 Ha).

Situation:
Picturesque lifestyle grazing property 45 kms Southwest of Narromine.
Approx. 45 kms from Albert, Tomingley and Tullamore and 90 kms from Dubbo & 95 kms from Parkes.

Description:
Grazing country which consists of red & chocolate self-mulching soils. Timber found on this property is River Gum, Red Gum, Box & Pine. Approximately 75% Arable.
Watered by 1 Dam (Cleaned out in 2019), 2 kms of Bogan River frontage and 500 metres of Graddle Creek frontage as well as a 5000 litre water Tank.
Average annual rainfall of (508mm) 20".
Barb wire, Hinge joint and plain wire fencing and divided into 2 paddocks.

Structural Improvements:
- 5 metres x 3.2 metre 5 berth cabin with air conditioning and heating.
- Large entertainment area.
- Fenced house yard.
- 6 KVA Generator.
- Steel Cattle yards.

Features:
- 196 Acres (79.5 Ha)
- Approx. 75% Arable
- Cabin with large entertainment area
- 2 kms of Bogan River Frontage
- 500 m Graddle Creek frontage

Comments:
Graddle Park lends itself to grazing/ farming/ hunting & fishing or purely off the grid getaway with income.

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

Property ID 7981667

Schute Bell
Property



Sydney Office
Ph: (02) 9892 0700
www.schutebell.com.au

