

Narran River Floodplain Country

Auction : 2025-06-24 01:00:00

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**Auction Place : Online - AuctionsPlus,
AuctionsPlus - Online**

Area & Tenure:
15,713.43 Ac (6,359 Ha) Freehold

Situation:
Located only 60km northeast of Brewarrina

Description:
Predominantly open Narran River flood plains with grey cracking self-mulching soils and small areas of red sandy soils. Open grass plains with Plains Grass, Coolah, Neverfail and Mitchell Grass. Open treeless plains with Coolabah, Myall and Whitewood on river country and smaller wooded areas. 3,000 acres set aside for cultivation.

Watered by Narran River with pump to turkeys' nest with a new Grundfos pump & new underground power to pump supplying 13 troughs piped underground (troughs in all paddocks), a new solar pump boosts the system along the line, 5 Cup & Saucers as well as overhead tanks at the house. Stock and water solar powered remote camera monitoring with point to point Wi-Fi in place. There are also 7 ground tanks, all fully fenced for access into each adjoining paddocks. The weir on the Narran River can be substituted with a bore as an alternative water source. Average annual rainfall of 400mm.

Subdivided into 9 main paddocks with over 60 kms of new ringlock fencing, mega posts every fourth picket. 5 metre post spacings. 6 kms laneway from shearing shed to the cattle yards. All new fences have a double gate at each end and in the middle of the fence each with cattle rail panels

Structural Improvements:
3 Bedroom fibro/weatherboard home with verandas on three sides. Open plan living and reverse cycle air conditioning throughout.
5 Bedroom shearer's quarters with kitchen, meat house and amenities block.

Machinery shed and workshop.
Fuel shed.
New Statewide Shed 102'x 44' - Closed both sides and open both ends. Solar system.
Two new sheds, 30m x 12m & 24m x 13m.

5 Stand electric shearing shed (3 Stands equipped) with new steel Clipex yards and loading ramp. Holds 6000 head.

Cattle yards - Steel construction with covered areas, Arrow air operated head bail, draft and calf cradle. Holds 800-1000 head (watered by troughs).
Second set of cattle yards holds 100-200 head with head bail and calf cradle.

Features:
- Prime cattle breeding country
- Excellent stock handling facilities
- Predominantly river flats with grey cracking self-mulching soils
- Annual Carbon credit scheme payment
- Significant water infrastructure

This information has been obtained from our vendors and third parties. We make no representations to its accuracy. All representations, maps and photographs are indicative only.

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