

A good opportunity to purchase a premium livestock breeding and fattening property

Price : **SOLD**

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Area & Tenure:
18,116 Ac (7,331.44 Ha) WLL

Situation:
40km NW of Brewarrina

Description:
Birrie River flood plains, black soil with sections of high light red clay plans, covered with Mitchell grass, light Gidgee burr with good winter herbage and clover. Timbered with a light mix of Box, Gidgee and patches of Black Wattle.
Watered with 24 km of Birrie River frontage, 7 dams and 2 overhead storage tanks servicing homestead and surrounding buildings. Fencing consists of 7 paddocks and 2 lane ways.

Improvements:
37sq, 4 bedroom weatherboard/fibro homestead with wide veranda, rural power. French doors leading to bedrooms, recently renovated bathroom, inside toilet, electric and wood stove kitchen, cool room, rainwater tank, outside laundry with second set of amenities, large fenced yard and garage.

- 2 Bedroom Cottage
- 40 X 30 workshop Â½ concrete floor with power
- Separate 3 bay car shed
- Aircraft Hangar
- Lockable bike/fuel shed
- 5 Stand Electric shearing shed, covered sheep handling areas, 6 room quarters
- W/strap sheep yards, 3000 head working capacity
- Steel Cattle yards (50head working capacity)

Features:

- Very accessible (all weather road)
- Well watered by river and ground dams
- Good breeding and fattening country

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
Brian Johnston
0427 477 025

Property ID 2218123

Schute Bell
Property



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

