

## Large Scale Quality Breeding & Fattening Country

Price : SOLD

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Area & Tenure:  
48,435 Acres (19,601 Ha) WLL

Situation:  
37 km South West of Brewarrina and 70 km South East of Bourke, 200 km Nyngan and 3¼ hours to Dubbo.

Description:  
Level to gently sloping country. Excellent mix of heavy black self-mulching and lighter soft red loams interspersed with billabongs and cowl. Abundant mix of natural grasses, clovers and salines. Mainly open grazing country that is lightly timbered with Coolabah, Wilga, Rosewood, Apple and Dogwood.

Water is a feature with 20 ground tanks (with service drains recently cleaned). Bogan river single and double frontage as well as the seasonal Tarrion Creek and Boomi Channel. Average annual rainfall of 375 – 400 mm (15 – 16 inches). 120 units of unregulated river water WAL number 34364. Fenced into 21 main paddocks with fencing fair to good condition.

Improvements:  
Spacious four bedroom timber and fibro Homestead. Large lounge, living areas, separate office, walk-in pantry. Enclosed verandahs and coolroom.

Second four bedroom clad homestead of approx. 35 squares. Air-conditioned, Large lounge and office.

- ~ Five bay machinery shed – steel frame, power connected
- ~ Two x 5 stand shearing sheds
- ~ Sheep yards at the woolsheds plus 2 x paddock yards
- ~ Solid steel and timber Cattle yards with ramp and crush plus second set of mesh and timber yards.

- Features:
- ~ Large Scale ~ Quality Brewarrina District Country
  - ~ Proven Sheep and Cattle ~ Fattening and Breeding
  - ~ Excellent balancer of heavier black and lighter red soils
  - ~ Well watered by ground tanks, creeks and Bogan River
  - ~ Country presenting well showing a good body of feed

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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Property



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