

## Dual Purpose - Cropping & Grazing Property

Price : SOLD

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**Area & Tenure:**  
2,858 Acres (1,156.7 Ha) Freehold

**Situation:**  
52 km SW of Narromine and 90 km Dubbo. The property fronts a busy arterial road.

**Description:**  
Level to gently sloping country comprising 2/3 grey self-mulching soils and 1/3 red loams. Timber includes Box, Kurrajong, Cyprus and Belah. There is a bank constructed to capture excess water flows into a box swamp area encouraging grass and clover growth for beneficial grazing. While a large percentage of the property may be classed as arable, it does also lend itself to grazing operations in conjunction with cropping. Currently 1,700 acres cropped to winter cereals. Fenced into 23 main paddocks. Well watered by 16 dams and 110,000 litres of rainwater storage. Average annual rainfall of 500mm (20inches).

**Improvements:**  
4 - 5 Bedroom brick veneer home with a large lounge room, separate formal dining room, kitchen with walk in pantry and casual dining area. Main bathroom plus an extra toilet in the laundry. Four bedrooms and an office with the main bedroom featuring and ensuite and walk-in robe. Heating and cooling is managed by ceiling fans, a wood fire and ducted air-conditioning. There is a double carport, garden shed and 8m x 6m coolroom. With a verandah on three sides of the house, the outside can also be enjoyed by utilising the undercover entertaining area, in-ground salt water pool and established gardens.  
- 4 Bay Machinery shed  
- 6 cone bottom silos & 4 Flat bottom Silos (750t Cap)  
- 2 x Bulk Grain sheds (1150t Cap)  
- 3 stand electric shearing shed with two skillions  
- Arrow sheep yards (Cap 2,000+). Cattle Yards

**Features:**  
- Dual Purpose - Cropping & Grazing Property  
- Excellent balance of Fertile Self Mulching & Red Loam soils  
- Central Location to Sale Yards, Grain Delivery & Service Centres  
- Very Comfortable Homestead & Many Improvements  
- Owners looking to retire

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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