

## Excellent Central West Location ~ Reliable Water

Price : SOLD

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### Area & Tenure:

3,000 Ac (1,214 Ha) Freehold title

### Situation:

15 km north of Yeoval, 55 km Dubbo (40mins), 96 km to Orange (1hr) & 1 hr to Parkes. Bitumen road frontage.

### Description:

A mixture of red and grey granite soils with areas of exposed rock. Undulating country with some steeper areas. Native grasses and clovers. Approx. 300 Ac of timber consisting of White Box, Red Gum, Stringy Bark, Kurrajong and Pine. Chain of Ponds Creek and Washpen Creek run through the property. Approx. 300 Ac could be classed as arable and portions of this are usually sown annually to Oats. Very well watered with good supply from Washpen & Chain of Ponds Creeks as well as 13 dams and a spring. The homestead garden is supplied by a dam with a pressure pump system. There are 3 troughs supplied from a dam, which also services the cottage.

Rainwater tanks: - 40,000 gal at the homestead

- 5,000 gal at the woolshed

- 2,000 gal at the cottage

Fencing could be described as fair to good. Mixture of netting/barb and hingejoint/barb. Subdivided into 9 main paddocks.

### Improvements:

Main homestead. 4 bedroom b/v construction (Approx. 30 yrs old). Living room, large family/ dining room. 1 bathroom (2 separate toilets), kitchen, laundry and pantry. Wood fire, electric heating and heat bank. All bedrooms have built in robes. North and north east facing verandahs opening out onto an attractive garden.

- 2 bedroom w/b cottage with nearby 3 bay car shed.

- Lockup machinery shed and workshop. All steel construction, cement floor. Power connected.

- Storage shed iron & timber with cement floor.

- Machinery/ hay shed iron & timber construction.

- 2 Nelson silos - cone bottom (2,400 bushel each).

- 3 Stables.

First class 3 stand, woolshed - raised board with 2 adjoining shelter sheds - undercover storage for approximately 1,200 sheep.

Solid steel w-strap sheep yards, Bugle design with undercover double race and 3 way draft. Portable steel cattle yards with CIA crush and loading ramp.

### Features:

~ Excellent location - Easy access to markets and services.

~ Reliable water with creeks, spring and dams.

~ First class woolshed and yards.

~ Substantial homestead in attractive gardens.

~ Property for sale due to health reasons.

This information has been obtained from our vendor(s). We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the

**Representative.** Interested parties should make their own enquiries.  
**Call on McIvor** **Property ID 457922**

