

Renowned Area ~ Fertile Soils ~ Town Water

Price : SOLD

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Area & Tenure:

1,189 Ac (481.26 Ha) Freehold title

Situation:

26km to Temora, 30km to Junee and 68km to Wagga Wagga City.

Description:

Highly fertile level to gently undulating red loamy soils with tree lines consisting of White and Yellow Box and some Cypress Pine. Pasture comprising mainly lucerne and clovers. Most of the property is arable with farming areas suitable for winter cereals and oilseed crops. 287 Ha was cropped in 2009 crop (yields ranging up to 2 ½ - 3 tonnes per Ha.) All farming country was sprayed with roundup and prior to sowing sprayed with Treflan and Logan pre-emergent. Water is a feature of the property with every paddock watered by either dams or troughs (6 dams and 7 troughs). Town water connected to house and troughs via two permanent tap-ins. There is also 10,000 gal rainwater storage. Subdivided into 6 main paddocks and 7 smaller paddocks. Mostly netting boundary with hinge joint and ringlock internal fencing. Fencing is in good stock proof condition.

Improvements:

Large 4b/r Lloyd Hardi Plank home (29sq). Built 1986. Family room, office, lounge/dinning room, kitchen (gas stove), laundry and bathroom, evap. air-conditioning, wood and electric heating, wool carpet throughout, ceiling fans in living areas, front and back verandahs.

- ~ Hayshed - 4 bay , 24' x 48' steel and timber construction.
- ~ Machinery shed - with stage 36' x 36' timber and iron construction.
- ~ Workshop and oil room - Power connected.
- ~ Stables/ Bull stalls.
- ~ 2 Smaller paddock shade sheds.
- ~ 7 Silos (1 flat bottom and 6 cone bottom). (13,400 Bushel capacity in total).
- ~ Steel and timber cattle yards with race, Lietch crush, loading ramp and undercover work area. Steel sheep yards with 3 - way draft.

Features:

- ~ Renowned sought after versatile country
- ~ Largely arable with fertile red loam soils
- ~ Well watered plus the security of town water
- ~ Good stock handling facilities and solid structurals
- ~ Spacious 4 b/r home
- ~ Desirable location with the option of farming and or grazing

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 information on. Interested parties should make their own enquiries.

Representative
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Property



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