

Location - Location - Only 30 mins Dubbo

Price : SOLD

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Area & Tenure:
1,781 Ac (721 Ha) Freehold

Situation:
40 km (30 mins) north of Dubbo (bitumen road).

Description:
Gently sloping, attractive country. Mainly red sandy loams and some black soils. Timbered with Box, Iron Bark, and some Pine. Native grasses, clovers and Serradella. Approx. 80% arable with 400 Ac currently sown to Oats and Wheat. Water is a significant feature of this property with 26 dams (includes large 80 meg dam) and a bore providing a more than ample supply of stock water. Contouring ensures fast filling of these dams. The bore supplies the homestead, sheds and cottage. 25,000 Gal rainwater tank for homestead supply. Approx. average annual rainfall of 560 mm. Fencing is in fair to good condition with some new fences. Mainly hingejoint and bard. Fenced into 11 paddocks.

Improvements:
As new 4 bedroom home. Main and second b/r have built-in robes. Main bathroom, large open plan kitchen/ dining/ living room. Lounge room Wool berber carpet. Reverse cycle a/c. Plenty of cupboard space. Screened off entertaining area. Laundry utility area with shower and toilet.
~ Fibro single bedroom cottage - needs attention.
~ Multi purpose shed with 3 stand raised board shearing area. Work shop & machinery area. Hay storage and header storage section.
~ Hay shed 18 x 18m
~ 40t cone bottom silo
~ Covered steel sheep yards, race, scales and loading area.
~ Steel cattle yards. Berends crush, loading ramp and undercover race with scales.

Features:
~ Ample water storage - 26 dams & bore
~ Location - location - 30 mins Dubbo
~ First class improvements and livestock handling facilities
~ As new 4 bedroom homestead
~ Well maintained clean property

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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Schute Bell
Property



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