

## Very well balanced mixed farm

Price : SOLD

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### Area & Tenure:

3,125.96 Ac (1,265.03 Ha) Freehold

### Situation:

Located 25 km to Tullamore, 125 km to Forbes and Parkes and 160 km to Dubbo.

### Description:

Gently sloping well drained red loam soils with a three seasonal creeks running through the property. Timbered with Box, Cyprus, Belah and the odd Kurrajong, there is also some Iron Bark on three smaller gravel ridges. Approximately 80 % of the property could be classed as arable. Well watered by 17 dams. Subdivided into 17 paddocks with fencing consisting of netting/barb, hingejoint/barb and ringlock/barb. The fencing is mostly in good conditions with 2 sections requiring attention.

### Improvements:

Older style cottage that has had interior renovations. 4 Bedrooms, Lounge/Dining room with slow combustion wood heating. Kitchen with electric stove. Bathroom and separate w/c. Laundry and Meat house.

- ~ Grain shed/ Machinery shed
- ~ Workshop / Garage (Power connected)
- ~ 2 x 80t HE Silos
- ~ 1 x 40 t HE Silo
- ~ 2 x 25t flat bottom Silos
- ~ Older style 3-Stand woolshed. Electric. Steel yards adjoining

### Features:

- ~ Fertile red loam soils with approx. 80% arable
- ~ Suit mixed, grazing or farming enterprise
- ~ Well watered with 17 dams
- ~ Has been in the same family for 60 years

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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