

## Productive Western Rosewood Country

Price : **SOLD**

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**Area & Tenure:**  
18,451 Ha (45,592 Acres) Western Lands Lease

**Situation:**  
35 km south of Tilpa and 185 km west north west of Cobar.

**Description:**  
Level to gently undulating open to semi open country. Predominantly red loam soils timbered with scattered Rosewood, Belah and Box. A smaller area of black soil and with occasional Box swamps. Grasses and herbage include Crowfoot, Niggerhead, Button grass, Clovers, Lambs tongue, Spinach, Copperburr and Cannon Ball Burr.

Watered by ground tanks, 3 equipped bores with troughs and tanks and a pipeline access (12km) to the Darling River. Average annual rainfall of 300 mm (12 inches).

Fenced into 12 main paddocks with fencing 5 plain/1 Barb in fair to good condition.

**Improvements:**  
4 Bedroom home, Hardi plank clad, with 8' verandah on all sides. Large Family/Dining room with adjoining kitchen. Office, Laundry and main Bathroom. All bedrooms have wardrobes and the main bedroom with ensuite and walk-in robe. Ducted evap air conditioning and slow combustion wood heater. Homestead has access to river water, bore water and rainwater.

- Quarters include transportable 2Br, 5Br and 6Br units. Kitchen /dining unit and ablutions block
- Hangar
- 5 Bay Machinery shed
- 4 Stand electric woolshed recently renovated
- Main sheep yards at the woolshed and two sets of paddock yards

- Features:**
- Productive Western Rosewood Country
  - Most suitable for breeding
  - Well watered by bores, the river and ground tanks
  - Accessible open and semi open country
  - Soft red loam soils

Inspection by appointment only

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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Property



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