

Excellent Mixed Farming Property ~ First-rate Livestock Handling Facilities

Price : SOLD

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Area & Tenure:

5,510 Acres (2,230.1 Hectares) Freehold.

Situation:

40 km Coolah, 30 km Binnaway, 9 km Neilrex. Located on an all weather road.

Description:

Gently sloping, fertile red loamy alluvial creek country rising to low grazing hills comprising heavier basalt soils. Timbered with White and Yellow Box, Kurrajong, Pine and Ironbark. Pastures comprise native grasses and the subtropical grasses (Rhodes and Digit). There is one large remnant vegetation paddock (approx 860 Ha) at the back of the property. Approx 1,880 acres could be cultivated. The property is very well watered with 26 dams, some frontage to Butheroo Creek, a natural spring and a bore pumping to 2 x 5,000 gal tanks that reticulate to 11 troughs and a third tank. The bore (Approx 3,000 gph x 60m deep) is equipped with a genset running a SQ3 submersible pump. Fenced into 26 main paddocks with a combination of Hingejoint/Barb, Netting/Barb and some Plain/barb. Fencing could be described as mainly very good with over 30 km erected over the past 5 years. A fenced road laneway with stock ramps runs through the property giving easier access to most paddocks. Some electric fencing.

Improvements:

3 Bedroom home. Fibro construction with iron roof. Includes separate Lounge room, Family room, Kitchen, Bathroom, separate shower/toilet. Laundry. Enclosed back verendah. Slow combustion wood heater and split system air-conditioning. Lockup double garage and garden shed. 5,000 gal rainwater plus 5,000 gal bore water tanks.

There are also two additional dilapidated cottages (Old Burradah and Arrowfield cottages) that remain on the property.

~ Machinery Shed 26 x 10m (Timber and Iron). Power connected and a small skillion shed at the rear. 5,000 Gal Rainwater.

~ Hayshed 15 x 9m (Steel frame)

~ Solid 2 stand woolshed (unequipped) Timber and iron construction. Power connected.

~ Sheep yards " Steel and timber construction. Under cover cemented race with 3-way draft and power connected. Loading ramp and sprinkler system.

~ Cattle yards " Two steel and timber cattle yards each with loading ramp, round yard, draft and Crush. The main yards have a calf crush and water connected.

Features:

- ~ Excellent balance of alluvial loam & heavier basalt soils
- ~ First-rate livestock handling facilities
- ~ Large enough for a living area
- ~ Well watered by dams and bore reticulated to troughs
- ~ Suited to Cattle/Sheep breeding and fattening plus cropping

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

Jason Hartin

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Property



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