

Reliable water ~ Low maintenance property ~ Good balance of soils and country

Price : SOLD

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**Area & Tenure:**

13,830 Acres (5,596.9 Ha) Western Lands Lease

**Situation:**

110 km North East of Bourke, 90 km Enngonia & Brewarrina 90 km

**Description:**

Mainly level to gently undulating country. There are mainly red loam soils, some sandy loam, two low stone Mulga hills and some chocolate soil country. Property is about 1/3 semi-open and the balance being timbered comprising Wilga, Brigalow, Gidgee, Box, Pine, Leopard Wood and Mulga. Herbage consisting of Button Grass, Neverfail, Nardoo, Spinifex and Spear Grass. Very well watered by a flowing bore equipped with a windmill and ground tanks. The house has 7,000 gal rainwater supply as well as being supplied by the bore. The bore supplies 2 drains, a ground tank and the house. Average annual rainfall of 15 inches (375 mm). Fencing consists of: Boundary mainly steel fence. Mixture of Hingejoint/barb and plain/barb.

**Improvements:**

Three bedroom fibro construction with air-conditioning and slow combustion wood heater. Bedrooms have built in robes. Lounge room, Dining room, Kitchen (Electric stove, wood stove and dishwasher), Electric hot water system. Office/School room, Bathroom, Laundry. Large verandah surrounding three sides. Outside undercover area, Coolroom.  
 ~ Garage with adjoining workshop. Iron and timber construction. Cement floor and power connected.  
 ~ Shearers quarters converted to Governess Quarters  
 ~ 5 Stand electric  
 ~ Sheep yards at the woolshed plus Goat/Sheep yards around the property

**Features:**

- ~ Reliable water with a flowing bore with a windmill & ground tanks
- ~ Low maintenance property
- ~ Goat harvesting opportunities and infrastructure
- ~ Good balance of soils and country
- ~ Suit recreational activities ~ Hunting/ Shooting/ Bike riding

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

Property ID 544875

**Schute Bell Property**



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