

Alluvial Grey and Chocolate soils

Price : SOLD

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Area & Tenure:

6,452 Hectares (15,942 Acres)

Situation:

Located 32 km south of Brewarrina on the main Nyngan Road. Bitumen road frontage.

Description:

Level block with predominantly Chocolate and Grey mulching alluvial soils. Most of the property is beneficial flood out country with the exception of approx 1,500 acres of a centrally located red country rising slightly for easy access to the property and refuge for stock. Native Clover, Crowsfoot, Neverfail, Barley Grass and Goathead Burr is the predominant feed along with Blue Bush and Dogwood. There is a 500 ac cultivation permit which has been periodically used.

Timber mainly Box, Coolibah and Belah. Property could be described as ranging from Open through to Semi-Open with only a few small densely timbered areas.

There is a Stock and Domestic water licence attached to a watering system incorporating up to 25 kms of pipe line (63mm>50mm & 40mm) bringing reliable water to the property from the Bogan River with a Grundfos CR5 Pump. As well as providing for the house, it supplies 24 troughs located around the property. There are also 5 ground tanks and some Box swamp areas. There is approx 15,000 gallons of rainwater storage. Annual rainfall is 16 inches

Fencing is mostly plain wire and barb in fair to good condition. There is some newer hinge joint fencing in the smaller holding paddocks. There is 3km of Exclusion fencing, plain and barb fencing with 22km of Hingejoint. The cultivation country has electric fencing as well as interconnecting water points for easy stock movement. There are eight main paddocks and seven smaller holding paddocks. The western boundary is all new Clipex fence.

Structural Improvements:

- Recently renovated 4 Bedroom, air-conditioned Homestead, enclosed veranda, family bathroom, shady grounds, wood fire, multiple toilets
- Storage/Vehicle shed.
- Cool room.
- Machinery shed - 25m x 15m (approx) with cement floor workshop area and power connected. Lighting. Can be locked up.
- 4 Stand Woolshed - Electric. Has been well maintained and in good functioning order.
- Two cone bottom silos (Total - approx 3,000 bushel capacity)
- Agricultural airstrip.

Sheep yards - There is an excellent set of "Arrow" steel sheep yards located at the shed. 3-way draft and race.

Cattle yards - Mostly steel and steel panel construction. Round yard, Race, Crush (RPM) and loading ramp located close to the road.

Features:

- Well watered with weir access
- Sealed Road Frontage
- Only 32 km to Town
- Alluvial Grey and Chocolate soils
- Modern, Functional Stock Handling Facilities
- Renovated homestead

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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