

Set up for a cracking season

Price : \$2,000,000

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Area & Tenure:

1040 Acres (421 Ha).

Situation:

Centrally located 5 kms North of Collie, 41 kms to Gilgandra, 55 kms to Warren and 85 kms to Dubbo.

Description:

Nestled on a picturesque red ridge loam, the homestead and shed grace the landscape, surrounded by a mixture of self-mulching black soil. The property spans approximately 900 acres of versatile arable and grazing land, complemented by 112 acres of support country 45 Ha Vetch sown.

Water sources include a bore with an electric submersible pump yielding 500 gallons per hour, along with 8 dams. Average annual rainfall of 508mm (20").

The property is divided into 9 well-maintained paddocks featuring various fencing types including barbed wire, netting, and hinge joints. The internal fencing has all been renewed over the last 10 years, including 3 kilometres of electric fencing.

Structural Improvements:

The charming three-bedroom homestead boasts a near new iron roof and offers a cosy lounge room, dining room, and living room with a split system. The spacious kitchen features an island bench, pantry, and dishwasher. All bedrooms come equipped with built-in storage. Bedroom 1 includes a split system and fan, with a convenient sleep-out adjoining bedroom 2. The main bathroom showcases a double vanity, shower, bath, and heated flooring, complemented by a separate toilet. In the laundry, there is a second toilet for easy outdoor access and a generous two car carport.

- 12 x 18m Machinery Shed with one bay concreted (4.2m High).
- 12 x 18m Hay Shed (6m High).
- Chemical shed.
- Two 40T Jetstream silos.
- Portable Cattle yards and Crush, Sheep yards with shelter.

Features:

Sprawling over 1040 acres (421 hectares).

3 bedrooms plus sleep out homestead.

12 x 18 m Machinery Shed.

12 x 18 m Hay Shed.

Convenient, covered stock yards designed for efficient livestock management.

Comments:

Are you downsizing, or just getting into the rural property market, ideally would suit any contacting business/ Stud with 10km road frontage for advertising.

Vendors comments:

Looking to sell to focus on our next adventure and continue to build our current successful paddock to plate business.

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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