

**113 Turners Lane Old Junee, Wagga Wagga, NSW
2650**



Sold Mixed Farming

Saturday, 28 October 2023

113 Turners Lane Old Junee, Wagga Wagga, NSW 2650

Area: 1103 m²

Type: Mixed Farming



Bob Wheeler

Contact agent

10 km Old Junee , 8 km Marrar 45 km Wagga, 18 Km Junee BITUMEN ROAD FRONTAGES Rainfall 550mm. 320m to 380m ASL "SHIRALEE" 830 ACRES 336.2 ha - 2 Titles. . LGA Junee Lot 136 DP 3494 110.5 ha. Home and Sheds Lot 135 DP 39494 225.7 ha 14 Silos. Rates. \$4946 Quality gently rolling red loam soils. Well fenced into 14 paddocks. Watered by Town water to troughs and 6 dams. Crop. 100 ha 44y94 Canola, 46 ha Becom Wheat Pasture 190 ha L90 Lucerne, Woogenellup clover and Chickory Improvements comprise. 4 bedroom home. Kitchen, Living room, Lounge room, 3 way bathroom. Slow combustion heating. Airconditioning. Office. 5m x 10m Inground Pool 4 Stand (Sunbeam) curved raised board woolshed. 600 sheep capacity Steel bugle sheep yards Silos 12 x 45 ton , 2 x 250 ton with augers. Steel hay shed. Seed Bins 2 x 15 ton, 2 x 10 ton, 1 x 12 ton 60 x 30 Machinery shed. Steel Chemical container. 100,000 litre concrete water tank. 3 x 2250 litre plastic rainwater tanks. "JENDIMA" 424 ACRES 171.9 ha Adjoins Shiralee Canola Way Frontage Lot 1 DP 794127 Rates \$2456 Quality rolling red loam soils. Well fenced into 5 paddocks Watered by Town water to troughs, 4 dams. Crops 35 ha 44Y90 Canola, 58 ha Becom Wheat. 79 ha Lucerne and Clover 2 utility sheds, power to property but not currently connected. "OAKVALE" 436 ACRES 176.54 ha Merv Turner Lane. Joins Foxdale Lots 24, 71, 72, 73 DP 751408 Gently rolling red loam soils. Well fenced into 5 paddocks. Sown to L90 Lucerne, Woogenellup, Clover and Chickory "FOXDALE" 386 ACRES. 156.2 ha Merv Turner Lane. Joins Oakvale Lots 69, 127 DP 751408 Gently rolling red loam soils. Watered by town water Crops 102 ha 44y90 Canola, 56 ha Becom Wheat Rates \$1930 pa "THE PINNACLES" 651 ACRES 263.45 ha Fronts Canola Way and Crudens Lane Lots. B DP 108762, Lot 1 DP 1206245, Lots 141-144, 159, 174, 178 DP 751417 Undulating granite country with Grey Box and Currajong timber. Principally arable with small areas of granite outcrops. Fenced into 10 paddocks. Watered by Town water to troughs and 9 dams. 32 ha sown to 44y90 Canola, the balance is pasture comprising Lucerne, clover and Chickory Improvements comprise; 3 bedroom Weatherboard home, kitchen, lounge, dining. Evaporative air conditioning. Office 2 . 60 x 30 machinery sheds, utility shedding. Steel sheep yards 1 x 90 tonne silo with cone, 1 x 90 tonne flat bottom silo. Steel hay shed. Rates Approximately \$3255 pa SALE OF ALL LOTS ARE INTERDEPENDANT REMARKS. An outstanding aggregation of quality mixed farming country with an elevation of 320m to 380m ASL. Very productive and well managed operation comprising around 1000 acres of cereal and oilseeds together with a quality Merino self replacing flock of 2100 ewes and followers. Excellent location with all parcels having sealed road frontage. SETTLEMENT OCTOBER 27, 2023 EXPRESSIONS OF INTEREST CLOSE AT 4 PM AUGUST 11 AT RLA OFFICE Internet. www.riverinaagents.com.au Contact BOB WHEELER 0429 100 502 Bob@riverinaagents.com.au GEOFF PATTISON 0427 009 908 gcpatto@bigpond.com.au Property Code: 70