

1222 Spooners Gap Rd, Bellata, NSW 2397



Cropping For Sale

Wednesday, 17 April 2024

1222 Spooners Gap Rd, Bellata, NSW 2397

Area: 900 m2

Type: Cropping



Joe Sevil

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Contact Agent

Davidson, Cameron and Co, Narrabri present a rare opportunity to purchase a high yielding winter and summer cropping property with potential supplementary income base in the highly sort after, and tightly held, high rainfall area east of Bellata and Edgeroi . Positioned at the base of the Nandewar range east of the Newell highway , 'Wonga Downs' comprises 704ha* (1740 acres*) of highly productive winter and summer cropping country made up of vertosol, self mulching black, chocolate and red soils with an annual average rainfall of 750mm* (30 inches*). The balance of the country could be further developed for opportunity grazing. There are three separate gravel quarries on the property, one of which is registered for commercial use and licensed to extract 30,000 tonne of gravel p.a, while gravel from the remaining pits can be utilised on farm, or sold on for private use. Improvements include a three bedroom plus office renovated weatherboard homestead with double carport, two bay machinery shed and powered workshop. There are four bores (two unequipped) and seven dams on the property. 'Wonga Downs' is located 29 km east of Bellata, 57 km north east of Narrabri and 90 km south east of Moree. Call now to arrange an inspection of this high yielding and appreciating investment asset. • 1740 acres prime cropping country • 30 inch rainfall • 4 bores and 7 dams • 3 Bedroom renovated Homestead • Additional powered historic house on registered dwelling site • Substantial potential supplementary income from gravel quarries