

2633 Brooks Rd, Purlewaugh, NSW 2357



Mixed Farming For Sale

Wednesday, 12 June 2024

2633 Brooks Rd, Purlewaugh, NSW 2357

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1025 m2

Type: Mixed Farming



Hamish Firth
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\$4.3 - \$4.5 Million

This property has so much potential with a good mixture of grazing and farming with further farming upside. AREA: • 1026Ha or 2533 Acres LOCATION: • The property is located only 5kms south of Purlewaugh, 29kms east of Coonabarabran and 120kms SW of Gunnedah. IMPROVEMENTS: • Beautiful 5 bedroom heritage homestead dating back to the early 1900's. The home with 11ft ceilings is in very good condition with a renovated kitchen ample bench space and an island bench, dining area with slow combustion fireplace, Large lounge room with windows looking over the garden, 2 generous sized bathrooms, classic wide hallway, formal lounge room with sandstone fireplace, rumpus room, store room, wet room and laundry. The house is also surrounded by a beautiful 2.9m wide verandah which is great for entertaining. • Double garage located beside the house • Garden shed • Meat safe and cool room • Pool with separate entertainment space • Landscaped garden with mature trees • 3 Bedroom brick cottage in good condition with open plan living and lock up shed. • 3 Bay machinery shed with 2 tanks • 3 Bay lockable shed located near the house • Hayshed • Cattle yards • 3 Silos COUNTRY: • Quality red soils throughout • The country is very gently undulating open grazing country with good shade trees to more treed areas along the Terrawinda Creek and the southern end of the property. • Currently the property has 60ha / 148ac wheat and 95ha / 235ac of oats planted • A further 290 ha / 715 Acres could be added to the arable land total • Selection of Box, Apple Box, iron bark and Kurrajong trees STOCK: • The owner estimates a carrying capacity of 250 - 260 Cows & Calves along with the current farming operation. PASTURES: • The balance of the non arable country has a good cover of native pastures with some areas of improved consol lovegrass FENCING: • The property is subdivided into 17 paddocks • All the fencing is in stock proof condition. WATER: • 26" Rainfall • Terrawinda Creek frontage on the northern boundary. (This is only seasonal flowing) • 14 Dams located throughout the property SERVICES: Power, Landline telephone and mobile reception