

31780 Kidman Way, Nymagee, NSW 2831



Mixed Farming For Sale

Monday, 22 April 2024

31780 Kidman Way, Nymagee, NSW 2831

Area: 12257 m2

Type: Mixed Farming



David G Russell

Auctions Plus 11am Wednesday 3rd July 2024

• Area:approx. 12,253ha, 30,290ac • Location:approx. 50km south of Cobar adjacent to Kidman Way Highway, 210km north of Hillston. • Country:Generally flat to slight undulating soft red loam soil to semi open Rosewood, Pine, Wilga, Belah on higher rises. Beneficial box flood out flats and water courses. Highly fertile grazing country, variety of Copper Burr, Spear Grass, Trifolium & variety of herbages in season. • Cultivation:approx. 1,600ac fallowed end of 2023. (Information on PVP & Cultivation TBC). • Water:Watered by 18 earth dams plus lease of Government tank & acreage until 2038. • Fencing:Fencing all steel; boundary 6km of 8 wire Weston electric plus a further 7km to be erected pre-June 2024. Portion all 7-90-30 hinge joint subdivided in to 9 grazing paddocks & 6 holding paddocks. • Improvements:Hay shed, sheep yards all mesh & steel. • Services:Serviced by school bus to Cobar, frontage to highway & rural power. • Rainfall:300mm per annum. • Rates: TBA • Carrying Capacity:Historically carrying 2,500 breeding ewes plus opportunity farming that has been pulled and partly cleared up. All will greatly increase carrying capacity. • Agent Remarks:"Shearlegs has historically run as a Merino breeding aggregation and seasonal run cattle. Good numbers of Rangeland goats sold per annum. Quality country that would clean up well once fully developed. Good access!" Inspections exclusively with Agent David Russell, phone 0418 636 050 to secure your inspection now!