

# 337 & 621 Taylors Road, Tocomwal, NSW 2714

## Sold Cropping

Friday, 8 September 2023



337 & 621 Taylors Road, Tocomwal, NSW 2714

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 404 m<sup>2</sup>

Type: Cropping

## Contact agent

Expressions of Interest are now being taken for the property known as "KOORINGA", located 19km west of Tocumwal off Taylors Road along the Lower River Road. This property comprising 403.7hct(1000ac) with an equipped bore of 356megs of Lower Murray Groundwater. Improvements consist of a solid brick Federation style homestead with large formal dining room, 2 lounge rooms, 3 bedrooms with the master having WIR and ensuite, spacious kitchen with WIP, large 2nd bathroom and spacious office/sunroom. All year comfort is provided via Split systems and open wood fires, all set in picturesque established gardens. There is also the luxury of an independent guest quarter consisting of bedroom, bathroom and living area. Shedding is impressive with a 910m<sup>2</sup> lockup, all steel, concrete floor with power and water. All steel cattle and sheep yards with well designed stock holding paddocks. The vendors program has been mainly rotational winter cropping combined with 600 Merino ewes breeding 1st X lambs. Soil types vary from excellent red loam to grey loams, lending itself to very versatile programs. There are 2 pivot sites and as proven with the wet year we have just had "flood proof" Divided into 14 paddocks and bounded to the south by Native Dog Creek there is plenty of scope for further development. Fencing is good to excellent with new infrastructure recently added. We are offering this property via Expressions of Interest.