

340 Black Mountain Creek Road, Boggabri, NSW 2382



Mixed Farming For Sale

Friday, 17 May 2024

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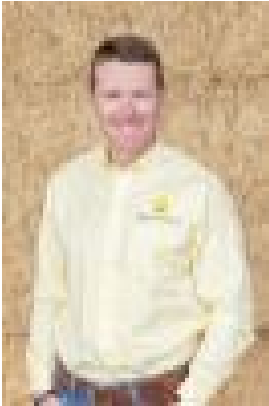
Bedrooms: 3

Bathrooms: 1

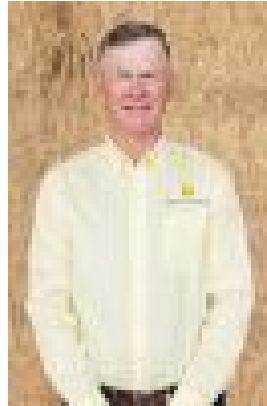
Parkings: 2

Area: 403 m²

Type: Mixed Farming



Riley Gibson
0417441688



Scott Simshauser
0427950454

Auction

AREA: 403.07 hectares or 996 acres SITUATION: Wando is located within the Maules Creek district, only 5km from the Maules Creek Campdraft Grounds and Fairfax School and just 45km South East of Narrabri. Baan Baa is only 27km away, with Gunnedah 76km to the South. In addition to a handy location close to a variety of major centres, Wando enjoys a particularly good access from Narrabri, with all but 3km being bitumen. COUNTRY: Wando provides a versatile mix of country ranging from soft alluvial creek flats with a proven history of quality lucerne production on the banks of Horsearm Creek, through to very gently undulating arable soils. The land then runs into some steeper timbered country over the ridge. Approx. 260 hectares or 642 acres would be considered arable and there is significant upside in further developing the land with a cropping/pasture program. The property is currently under native grasses and will be presented to the new owners with a large body of feed. WATER: Water is supplied by way of 8 dams and a well. Previously the well had been equipped by a diesel pump for irrigation purposes. The sale will include Water Access Licence 12477 (183 unit Upper Namoi Zone 11 Maules Creek Groundwater Source). HOME & COTTAGE: The main home on Wando is set amongst well established trees, and with investment and refurbishment would present very well. It has several bedrooms, kitchen and lounge area, timber floors and 10 foot ceilings. With the style of architecture and the large established trees, the home could be a real showpiece. There is also a 2 bedroom cottage in need of repair. IMPROVEMENTS: In addition to the aforementioned home and cottage, Wando features 2 x HE silos, steel cattle yards with crush and loading ramp, sheep yards, corrugated iron double garage, 2 bay machinery shed (approx. 16m x 10m), 3 bay machinery/hay shed (approx. 26m x 10m) and several ancillary sheds. REMARKS: A property that provides a tremendous amount of potential for the buyers with vision, Wando is presented to the market for definite and outright sale to facilitate immediate retirement. The property is scheduled for auction on Thursday 20 June 2024. Inspections will be conducted each Wednesday throughout the duration of the auction program (bookings essential). For further details or an information memorandum please contact Riley Gibson on 0417441688 or Scott Simshauser on 0427950454.