

358 GOODWINS LOOKOUT ROAD, Gooloogong, NSW 2805



Sold Cropping

Tuesday, 12 March 2024

358 GOODWINS LOOKOUT ROAD, Gooloogong, NSW 2805

Bedrooms: 3

Bathrooms: 1

Area: 245 m2

Type: Cropping



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Contact agent

MERRIVALE 358 Goodwins Lookout Road - GOOLOOGONG 245.04 HA - 606 ACRES Deceased Estate Merrivale has been the home of the same family for over 60 years. In recent years the property has had limited attention and minimal stocking. The cropping and grazing potential is unlimited. Approximately 500 acres has been farmed over the years. The country ranges from alluvial creek flats, lovely arable loam acres to elevated timber hills. Water is a feature. There are numerous large dams that have in recent years been cleaned out. With a little tender care Merrivale will be again a solid fertile farming/ grazing proposition. TITLE PARTICULARS Lot 1 DP 1174573: 108, 87, 88, & 110 DP 752940. 245.04 Ha - 606 Acres RATES Council Rates: \$1,892.41 LLS \$ 433.06 SERVICES School Bus Forbes Road to Cowra Mail Three per week LOCATION 30 kilometres from Cowra Post Office via the Forbes Road COUNTRY Approximately 480 acres arable Approximately 126 non arable granite timber hills IMPROVEMENTS Older style three-bedroom Colonial style weather board & Hardie Plank homestead. Includes spacious lounge/ dining (Warm ray & reverse air con, Canberra fuel stove plus electric Westinghouse stove in eat in kitchen, three double sized bedrooms (two with built-ins), tiled bathroom, separate toilet, large laundry, rear sunroom, rear covered patio area, 8m x 13m Zinculum shed, 17m x 9m Corrugated iron & timber shed, timber & iron hay shed, 2 x 40 tonne Nelson centre delivery silos, old two stand electric shearing shed, older style iron sheep yards. Paddock Subdivided into 15 paddocks. Fencing mainly netting & hinge joint. Boundaries are in good to fair condition. Interior fencing is poor requiring renewal STOCK AND DOMESTIC WATER A feature of the property is the water. 13 dams Pipe Clay creek 5000 gallon rain water storage 25" - 575 mm rainfall PASTURES All natural pastures throughout. Massive body of sheep & cattle feed at present time