

3729 Cooneybar Road, Tindarey, NSW, 2835

Sold Rural

Tuesday, 13 June 2023

3729 Cooneybar Road, Tindarey, NSW, 2835

Type: Rural



David Russell

Tara Station

Area:

15,987ha (39,585ac) approx.

Location:

Approx. 125km N/W of Nyngan, 70km N/NE of Cobar. 48km east to Mitchell Hwy or 37km west to Kidman Way Highway.

Country:

Predominately red loam slightly undulating to Mulga land down to box flats and low lying areas from water shed country. Variety of edible Mulga Creek bush, Rosewood, Wilga, some Cypress Pine trees and carrying a variety of natural grasses & herbage, plentiful from past wet seasons, good fattening feed.

Approx. 200ha of cultivation permit now showing small regrowth.

Water:

Watered by 12 earth dams, 7 being securely fenced. 2 dams are setup with portable cattle panel yards for handling.

Fencing:

Boundary fencing all secure, holding cattle, all steel 90% plain wire & barb. 5 internal steel but run as one open cattle grazing block.

Approx. 4km of new hinge joint fencing on the road boundary fence.

Approximately 10% boundary hinge joint fencing with neighbouring properties.

Improvements:

Comfortable large 4 bedroom homestead, renovated the past three years. Kitchen with electric stove, walk-in pantry, open plan to dining area then opening to large lounge/living room, woodfire place and new split system air conditioning. Main bedrooms N/W facing 5x5m approx. with BIR, ceiling fans, new split system air con, second & third bedroom good size & appointed, fourth bedroom not renovated. New modern bathroom, second shower block outside.

12m x 8m open plan sunroom with woodfire and reverse cycle air con as well as ducted evaporative air con plus large laundry.

3.5m timber verandah on N/S & W side. Well-fenced house yard, new

Onga pressure pump from house dam, plus 30,000L rainwater storage. Meat house & adjacent storage shed. Homestead has had new roof and been painted.

Well-fenced house yard, 15m x 10m carport, 20m x 10m open front

machinery shed, 2x sets of portable cattle panel yards, panel goat/sheep yards and loading ramp at old woolshed.

Arrow Crush, all steel panels small goat handling draft yard at house.

Services:

Serviced by rural power, mobile phone coverage from adjacent Telstra tower next door (Coronga Peak), mail twice weekly, SAT TV. Homestead is positioned back in off main council road approx. 10km.

Carrying Capacity:

Owner over the past three years has been running around 250 breeding cows plus followers and seasonal harvesting some goats nomadic to the area.

Agent Remarks:

"Tara has a very comfortable homestead, good machinery shed, good cattle handling facilities, access tracks cleared and some fence lines cleared, dams trapped. Soft Mulga country well grassed up, big box water coarse and flats. Suited to cattle, Dorper and goats."

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