

**3769 Quambone Rd, Coonamble, NSW 2829**



**Mixed Farming For Sale**

Sunday, 26 May 2024

3769 Quambone Rd, Coonamble, NSW 2829

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3067 m2**

**Type: Mixed Farming**



Hamish Firth  
6165453529

## EOI - Closing 27th of June 2024 at 3pm

AREA: approx 3070 Ha or approx 7580 Acres LOCATION: • The property is located 23 kms east of Quambone, 40 kms west of Coonamble. • Adjoining Muttama Station. IMPROVEMENTS: • Timber Homestead with a gauzed veranda. The house has 3 bedrooms, kitchen, dining room, large formal lounge room, bathroom, sewing room, office, separate laundry with second shower and toilet. Evaporative a/c. • Pool • Tennis court • Garage & storage shed • 1 x 2 Bedroom cottage with bathroom, kitchen and lounge room • 1 x machinery shed • 1 x Hayshed • 5 Stand electric shearing shed capable of holding approx 600 ewes with full wool under cover. • Steel sheep yard capacity of approx 2000 head. • Steel cattle yards with crush and loading ramp, yard capacity of approx 700 head with water. COUNTRY: • The land is predominantly flat open country with good shade corridors. • Soils consist of heavy red & grey loam soils to lighter red and some sandy portions. • Selection of box, rosewood, gum, pine, wilga & belah. STOCK: • Owner estimates the stock capacity of 600 Cows & Calves or 4000 Ewes • The property is under stocked and currently only running 270 cattle, 1200 Ewes & Lambs, 50 Rams & Hoggets. PASTURES: • The property has an abundance of feed as it has been understocked. • Buffell, Mitchell, Serradella, Rhodes, Digit, clovers and native pastures. FENCING: • The property is subdivided into 29 main paddocks • The property is very well fenced predominantly with either ringlock or netting with steel end assemblies. WATER: • Sanhurst has two Sub Artesian Bores. One located close to the house with an electric pump and the second bore centrally located is equipped with a solar pump. Both bores are connected to ensure an extremely reliable water source. • Rainfall average of 19 inches • Concrete troughs in all the paddocks on the property with the majority having an extra poly tank beside them for additional water storage and security. • Approx 14 Dams SERVICES: • Power, Landline telephone and mobile reception. • Coonamble Sale yards • Commercial Air services in Dubbo • Schools Quambone & Coonamble • Mail 3 times a week