

**4229 Bobadah Road, Bobadah, NSW 2877**

**McGrath**

**Other For Sale**

Tuesday, 7 May 2024

4229 Bobadah Road, Bobadah, NSW 2877

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2490 m2**

**Type: Other**



Scott Petersen  
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**\$5,500,000-\$6,000,000**

McGrath Rural is pleased to present "NILOC" to the open market. This outstanding opportunity lies 45km west of Tottenham, 92km from Nyngan 100km to Condobolin. The property offers the very best in regards to mixed farming, with an excellent mix of cropping and grazing areas. Rich, red loamy soils and the topography consists of generally flat to rolling farm land which is well watered with adequate shelter. Comprising of 6,153 acres, water security is paramount, the property features 19 dams, including 1 large house dam used for garden supply, these dams support 17\* paddocks. There is over 60km of new and near new fencing. The livestock infrastructure is made up of a basic set of cattle yards, fantastic sheep yards that are partially covered with a great 3 stand woolshed. Other improvements on the property include machinery sheds, workshop and silos. "NILOC" is a safe and reliable property that has had tremendous rain to start the 2024 season. It is a genuine turn key operation with all the hard work done.

**FAST FACTS:-** Land size: 6153 acres- 85% arable with permits to clear more country.- Rates: \$1443 per quarter - 45km from Tottenham - 92km to Nyngan- Comfortable 3 bedroom home- 2 bedroom cottage- 17 inch rainfall-17 Paddocks- 19 dams- 350 acres of spreader bank watering system ( all laser leveled )- 650 acres of sparticus barley- 600 acres of barley/oats ( feed or harvest )- Solid body of feed ( Natives , corkscrew , cocksfoot)- Crops being sown into great moisture- 5 x 55t cone bottom silos- 350t flat bottom silos.

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