

498 Strangford Road, Croppa Creek, NSW 2411



Sold Cropping

Friday, 1 September 2023

498 Strangford Road, Croppa Creek, NSW 2411

Bedrooms: 4

Bathrooms: 2

Area: 779 m2

Type: Cropping

\$10,030,000

Ray White Rural Goondiwindi is proud to present the outstanding "Strangford" Croppa Creek NSW 2411 Total Land Area: 779.76ha (1926.83 Acres) 'Strangford' Ideally located in the golden triangle, east of the Newell highway, Approx 19km to Croppa Creek, 59km to Moree, 92km from Goondiwindi. "Strangford" is an exceptional property, backed by quality soils and infrastructure in the heart of the Golden Triangle. The highly productive "Strangford" has been in the Anderson family for 44 Years with the Cultivation area leased over the passed few years. Predominately Brigalow / Belah, with Box influence. "Strangford" comprises of approximately 1730 acres suitable for farming, with the balance natural grazing along the watercourse country. Soils are best described self-mulching black loams Structural Improvements: 4 bedroom / 2 bathroom timber colonial homestead. Functional kitchen with separate dining and living rooms. Office, ironing room, plus Rumpus / Sunroom Generous gauzed in entertainment area 4 split system reverse cycle air-conditioning systems, plus wood heater in main bedroom. Large, mature garden, with inground salt water pool and shade houses surround the homestead Workers Cottage: Solid 1 bedroom cottage, with living, kitchen & dining Renovated laundry and bathroom New north facing veranda Water: Watered by 4 dams (full), servicing the house and yard, plus stock Electric submersible bore (370m deep*) yielding 1550 gallons / hour*, pumping to 2 poly tanks (40,000 litre storage) 7 cement troughs 5 x 5000 gallon rainwater tanks connected to sheds, with 4 feeding back to the house 2 x 3000 gallon poly tanks connected to house 1 x 5000 gallon poly tank connected to the cottage Sheds: • 1 x 600t bulk grain shed with concrete floor • 2nd 200t bulk grain shed • Skillion and concrete floor workshop with 3 phase power connected • Open front 5 bay steel machinery shed, power connected Silo's: • 1 x 540t Twister flat bottom silo with aerator • 1 x 340t Twister flat bottom silo with aerator • 3 x 110t silos • 2 x 8t & 1 x 13t seed silos Fuel Storage: • 1 x 4000ltr diesel tank • 4 x 2000ltr diesel tanks Livestock Handling: Portable steel cattle yards with vet crush and loading ramp, with a 80-100 head working capacity. Water is connected. Note: Calf cradle & race not included in the sale Auction: • Thursday 28th September 11am • The Queensland Hotel, 134 Marshall St, Goondiwindi QLD 4390 For more information please phone • Mick Maher 0456 182 023 • James Arthur 0438 347 330