

604 KENYU ROAD, Boorowa, NSW 2586



Sold Mixed Farming

Saturday, 28 October 2023

604 KENYU ROAD, Boorowa, NSW 2586

Bedrooms: 4

Bathrooms: 1

Area: 188 m2

Type: Mixed Farming



James Keady

0427312402

\$3,300,000

Cross Roads is being offered for Auction due to the passing of Mr Noel Johnson and is for genuine sale. Noel has continually run a First X Ewe flock for the past 26 years and has pastured the property accordingly. Cross Roads has always had the reputation of being a top little property situated in a belt of strong red granite. Today, land within the Boorowa district has become highly sort after by Canberra buyers as well as locals. Cross Roads is suitable for beef cattle, prime lamb, cereal & legume cropping.

TITLE PARTICULARS Lot 4 DP 10642 **RATES** Hilltop Shire Rates \$2,600.07 **SERVICES** School Bus Kenyu Road Mail Three per week **LOCATION** 6 kms Boorowa 1.5 hours Canberra 4 hours Sydney **COUNTRY** Undulating red & grey loam soils Approximately 420 acres arable open farming, balance a mix of arable and non-arable grazing. Over 10,000 trees (Yellow, Grey Box, Red Gum & Wattle trees) have been planted creating shelter and wind breaks throughout the property.

IMPROVEMENTS Comfortable four-bedroom Hardie Plank homestead (144 m²). Spacious open plan lounge/dining/kitchen with electric range and wood fire, modern tiled bathroom (shower & toilet), built-ins in two bedrooms, large northerly facing enclosed veranda, tiled laundry, rear covered BBQ area. Double Colourbond garage with carport. Utility shed close to house. Four stand electric shearing shed (13m x 16m) 3 new Heiniger stands, 18m x 9m x 5m zinalume machinery shed, 10m x 19m x 5m machinery/hay shed. 3 x 58 tonne Kotzur silos, 1 x 52 tonne Kotzur, 1 50 tonne Campbell silo. Steel sheep yards

PADDOCKS Subdivided into 9 paddocks (netting & hinge joint) plus holding paddocks close to infrastructure. **RAINFALL** 625 mm – 25 inches **STOCK AND DOMESTIC WATER** Productive bore supplying 15000-gallon header tank New solar pump on second bore 4 dams 1 trough supplied from bore. 25,000 gallons of rainwater storage Well (not in use) Water has never been a major issue.

PASTURES Clovers, Phalaris, rye & cocksfoot grasses throughout the property Cross Roads has been supered and limed when required **CARRYING CAPACITY** Under present management Cross Roads has continually run 850 first X ewes with the progeny topping the Cowra Prime Lamb Market on numerous occasions