

73 John Renshaw Parkway, Tooraweenah, NSW 2817

McGrath

Sold Other

Thursday, 12 October 2023

73 John Renshaw Parkway, Tooraweenah, NSW 2817

Area: 564 m2

Type: Other



Scott Petersen
0279030753

Contact agent

McGrath Rural are pleased to bring to the market 'ARDNADOON', a quality mixed farming operation, situated in the tightly held location of Tooraweenah. Held by the same family for over 40 years, with a documented fertiliser history, crop rotation and improved fencing and water infrastructure, 'ARDNADOON' is a genuine turnkey property offering a fantastic opportunity to secure a versatile mixed farming enterprise in a safe and reliable area. Consisting of 1396 acres 'ARDNADOON' presents an attractive balance of land classes rising from productive creek flats to gently undulating slopes at the foothills of the Warrumbungle Mountain range. The property has a long history of livestock breeding and finishing as well as broadacre cropping. Currently sown to dual purpose cereals and improved subtropical and native pastures, excellent water security with dams and or troughs in every paddock the property is a brilliant starter block or to add to your portfolio. Impressive improvements supporting this quality holding include: - 8 paddocks with upgraded fencing - 305ha (753 acres) sown to dual purpose cereals - 212ha (523 acres) sown to subtropical grasses and legumes - 48ha (119 acres) of native pasture - 5 x 50t silos - 250-300 head cattle yards - Bore equipped with solar pump and 110k litre tank - Rainfall of 575mm Situated 38kms from Gilgandra and 2kms from the village of Tooraweenah, 'ARDANDOON' will impress any purchaser looking to secure a land holding in a tightly held area. This outstanding operation can be inspected with confidence. For an Investment Memorandum, or to organise an inspection, please contact the selling agent Scott Petersen - 0408 583 099 Auction Thursday 12th October at 1pm. **DISCLAIMER** All information (including but not limited to the property areas, floor size, price, address and general property description, opinions and/or articles) on the McGrath website is provided for general information and/or educative purposes only. The content does not constitute professional advice (be it of a legal, financial or taxation nature) and should not be relied upon as such