7888 Burrendong Way, Dripstone, NSW 2820



Mixed Farming For Sale

Thursday, 6 June 2024

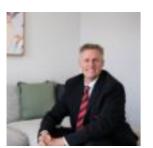
7888 Burrendong Way, Dripstone, NSW 2820

Bedrooms: 2

Bathrooms: 1

Area: 215 m2

Type: Mixed Farming



Andrew Kierath 0268817800

Venue: Elders State Office 46-50 Bourke St, Dubbo

DECEASED ESTATE - Fertile Soils, Ideal Location, Going to Auction'Yaronga'7888 Burrendong Way, Dripstone NSW 2820215.4 Ha* | 532.2 Ac* approx. Nestled in the fertile heart of Dripstone, 'Yaronga' offers an exceptional opportunity to acquire prime agricultural land. This expansive property boasts 215.4 hectares of lush, red/brown loam soils, perfect for a variety of agricultural pursuits.Key Features: •? Fertile Red/Brown Loams: Consistent soil quality across the property, ideal for cropping and grazing.• [Well-Designed Paddocks: 12 paddocks with a stock laneway, complemented by 8 dams and several concrete troughs for efficient livestock management. I Rich Timberland: Beautiful mature Grey and White Box trees thriving in fertile conditions. I Robust Fencing: Mostly stock-proof, featuring a mix of mesh, single barb, and four single-strand fences, supported by charming old strainer posts. 2 Arable Land: Approximately 45% of the property is suitable for cultivation, showing signs of previous cropping.• I Elevated Terrain: Gently rising land from Burrendong Way to higher elevations on the eastern boundary.• Water Features: Dual frontage to Red Hill Creek (1.4km) and two wells providing water through drought. Infrastructural Potential: While in need of attention, the property includes a 2-bedroom weatherboard house, a 4-bay shed, machinery/hay shed, stock yards, shearing shed, and cottages.• Prime Location: Conveniently situated 15km from Wellington, 16km from Burrendong Dam, 64km from Dubbo, 79km from Orange, and 355km from Sydney. 2Rainfall: Average annual rainfall of 653ml, according to BOM site for Wellington. This is a unique chance to secure a substantial piece of fertile land in a sought-after location. 'Yaronga' is perfect for those looking to invest in agriculture or expand their current operations. Don't miss the opportunity to own a property with such rich potential. For more information and to arrange a viewing, contact our agents today. This rare gem won't stay on the market for long-seize the opportunity to make 'Yaronga' yours.Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.