

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



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

DECEASED ESTATE – Fertile Soils, Ideal Location, Going to Auction 'Yaronga' 7888 Burrendong Way, Dripstone NSW 2820 215.4 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.
- **Rich Timberland:** Beautiful mature Grey and White Box trees thriving in fertile conditions.
- **Robust Fencing:** Mostly stock-proof, featuring a mix of mesh, single barb, and four single-strand fences, supported by charming old strainer posts.
- **Arable Land:** Approximately 45% of the property is suitable for cultivation, showing signs of previous cropping.
- **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.
- **Rainfall:** 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.