

# 'Bondabolla' 11052 Kamilaroi Highway, Gunnedah, NSW 2380



## Mixed Farming For Sale

Saturday, 13 April 2024

'Bondabolla' 11052 Kamilaroi Highway, Gunnedah, NSW 2380

Area: 16 m2

Type: Mixed Farming



Ian McArthur

## Contact Agent

'Bondabolla' totals 16.19 hectares (40 Acres) and is located only 12km northwest of Gunnedah on the Kamilaroi highway. The property boasts productive alluvial soils ideally suited to grow a large range of summer and winter crops however the owner's main income source comes via irrigated and dryland hay sales. There is a 30m deep equipped irrigation bore that has the capacity of pumping 30,000 gal per hr onto approx. 6 Ha (15Ac) of laser levelled country plus further country can be irrigated with a hand line sprinkler system. Approved earthworks have two zone 4 water licences attached which total 15 megalitres. Improvements include a north facing three bedroom hardiplank home with built in robes, two toilets, wood heater, evaporative air conditioner, open kitchen/living area, front verandah and eastern covered area, 15m X 12m all steel hay/machinery shed 5m high, 3 bay steel garage with one lockable bay, power and concrete floor, stock and domestic bore, 6KW solar system with battery backup, round yard with loading ramp and a large range of machinery that can be purchased if required. 'Bondabolla's' improvements and income stream make for an attractive package close to town.