

Cumbarella 58L Ballimore Road, Ballimore, NSW 2830



Other For Sale

Saturday, 18 November 2023

Cumbarella 58L Ballimore Road, Ballimore, NSW 2830

Area: 410 m2

Type: Other



Brian McAneney
0268831800



Joe Simpson
0268831800

\$2,300,000

Only 7km south along the sealed road from Ballimore and 37.5km from Dubbo. This property, in prime location is being offered for all those looking for the perfect mix of arable country and grazing. 410.2 hectares in total the property offers great options for mixed farming. Town water supply is connected from the Ballimore road with multiple stock water options with 13 dams available. Gentle sloping red loams from the from the eastern frontage rise into basalt types along the ridgeline. 360 acres* of wheat has been sown in the 2023 season. Kurrajong, pine and box trees form along the eastern ridgeline and bordering fence line. 75% arable country with ground cover elsewhere. Upon the hill sits an uninhabited home, with power connected and fantastic views of the surrounding slopes. New cattle yards with crush and loading ramp is adjacent to the shearing shed that is currently unutilised and unequipped. The sheep yards are in working order. A large hay shed provides good options for fodder and machinery. The northern and southern boundaries have hinge joint and barb, the balance of fencing is in older condition and requires some attention.*7km south of Ballimore on a sealed road*360 acres of wheat sown 2023 season*Mixed farming opportunity*Clipex cattle yards in great order*Shearing shed*Sheep yards*Large fodder/ machinery shed*Town water connected and 13 dams*Power to old homestead*New hinge joint fencing encloses the northern and southern boundaries