

ENMORE 2151 Lerida Road, Cobar, NSW 2835



Sold Other

Tuesday, 30 January 2024

ENMORE 2151 Lerida Road, Cobar, NSW 2835

Bedrooms: 3

Area: 8199 m2

Type: Other



David G Russell

Contact agent

Area: 8,199ha - 20,301ac approx. Location: 30km south of Cobar on the Lerida/Roto Road Country: Generally flat to slight undulating red loam grazing country timbered with box, Mulga, Wilga, Pine flats and large water courses. Water: Watered by 6 earth dams some securely fenced with goat handling yards and 1 large open dam. All with good catchment and maintained house dam has solar system pumping to all amenities. Fencing: Approx. 10km 8-90-30 hinge joint, 1.5h & 7.5km 7-90-30 hinge joint all steel. A further 19km of boundary to be new steel fencing to be completed pre-settlement of June expected. Run as one big paddock. Improvements: Comfortable 3 bedroom timber & iron construction homestead, wall cladding, kitchen with electric stove, lounge room with woodfire and reverse cycle air con. Featuring dining room and sunroom, 6mx6m approx. cool room with cement floor in storeroom, 2x large garden sheds, established fruit salad orchard and shade trees. House yard is all fenced, solar system to house back to grid. 23m x 12m approx. machinery shed with open front, shearers quarters, old-style timbered iron shearing shed, 5 stand all electric mesh and steel sheep yards and holding enclosures and old wooden set of cattle yards with large enclosure. Services: Serviced by rural power plus solar system, mobile phone coverage, STD phone, mail twice weekly, 9km's of private access road to sealed Lerida Road, then 21km approx. to Cobar. Carrying: Trapping and selling approx. 1,000 bush goat per annum. Presently destocked, estimated at DSE 2,200. Rainfall: 300mm approx. p/a Agent Remarks: "Enmore has historically been run as a Merino Sheep grazing property carrying seasonal goats harvested nomadically to the area." Enmore is offered for private sale by Mrs Bereyne after 46 years of ownership and now in her 90th year and would like Enmore SOLD ASAP with settlement expected June 2023. Inspections exclusively with Agent David Russell 0418 636 050