

'Glen Ferrie' 179 Yambora Road, Tullamore, NSW 2874



Sold Mixed Farming

Friday, 6 October 2023

'Glen Ferrie' 179 Yambora Road, Tullamore, NSW 2874

Bedrooms: 2

Bathrooms: 1

Area: 461 m2

Type: Mixed Farming



Paddy Ward

\$875,000

'Glen Ferrie' Area: 461.3ha / 1140ac * Approximately - Freehold land Location: Located at 179 Yambora Road with bitumen road frontage. Approx 8km SW of Tullamore just off the main Tullamore/Condobolin Road; 100km NW of Parkes & Forbes. Other Rural Centres include Condobolin 73km ; Dubbo 136km Country: Flat to gently undulating red loam to sandy loam soils. Timber includes box gum, kurrajong, ironbark & mallee. Approximately 85% of the property is arable Water: Tullamore Average annual rainfall is 502mm (Tullamore) The property has 7 dams with good catchment. There are 3 x rainwater tanks That service the house and sheds. Improvements:- 2 Bedroom, 1 Bathroom house with electric hot water, recently renovated bathroom and split system air conditioning- 3 Stand shearing shed- Steel sheep yards with 3 way draft.- 2 x machinery sheds- Hay shed Fencing: In good order consisting of hinged joint, plain wire & netting, the property is fenced into 5 paddocks Agents Comments: A well located property close to major thoroughfares and rural centres. 'Glen Ferrie' represents affordable country in an area with accessibility, good people and proven results. Well Worth Inspection. Asking Price: \$950,000 Please call Paddy Ward now to arrange your inspection.