

# Kaemar 3905 Baradine Road, Coonamble, NSW 2829

**Elders** Real Estate

## Sold Mixed Farming

Wednesday, 20 March 2024

Kaemar 3905 Baradine Road, Coonamble, NSW 2829

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 791 m2**

**Type: Mixed Farming**



Brian McAneney  
0268831800



Joe Simpson  
0268831800

## Contact agent

'Kaemar' is extremely well located some 40km East of Coonamble on a sealed road. Equally suited to farming and grazing there is currently 678 ha (1675ac) of cultivation country worked and ready to sow. In addition to this is some 60 ha of established pasture of Premier Digit and Console Lovegrass presenting in excellent order. The country is principally open and level with soils being red and brown loams with areas of sandy loams. Being approximately 93% arable. 'Kaemar' advantage is it poised ready to go - turn the key and start operating. The overall infrastructure on 'Kaemar' is of a very good standard. There is an attractive 3-bedroom hardiplank home with mature trees and 2 x 25,000 litre rainwater tank. The working infrastructure is equally at a good standard. This includes a machinery shed (23.7m x 8.1m), hay shed (18.6m x 12.4m), grain shed (12m x 12m), igloo shed (22m x 9.8m) as well as steel cattle yards with crush and loading race. Grain storage includes 2 x 73 tonne, 2 x 40 tonne and 3 x 8 tonne cone bottom silos. The property has safe water via mains powered equipped well supplying house and stock water via tanks and some 10 troughs via 1 ½" poly pipe. The fencing overall is in good to very good condition being primarily hinge joint and barb, with use of a central laneway system ensuring ease of livestock movement. 'Kaemar' is well managed and maintained and inspects in 1st class order. Immediate access is available on exchange to commence sowing activities for 2024 cropping season. We invite your private inspection with the exclusive marketing agents. 'Kaemar' - ready to go. Watch auction live at <https://buy.realtair.com/properties/125592>