

Killarney, Gravesend, NSW 2401



Sold Mixed Farming

Thursday, 9 November 2023

Killarney, Gravesend, NSW 2401

Bedrooms: 4

Bathrooms: 2

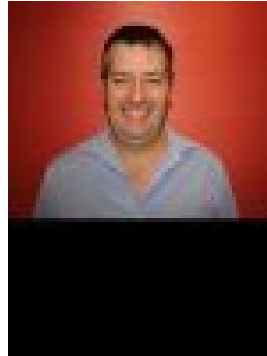
Parkings: 3

Area: 161 m2

Type: Mixed Farming



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Contact agent

FOR SALE AREA: 161.9 hectares (400 acres) LOCATION: Killarney is located on the Eden Forest Road, approximately 10km from Gravesend, 20km from Warialda and 60km from Moree. All weather gravel to front gate. RAINFALL: 659mm (26 inches) COUNTRY: The property is gently sloping throughout and ranges in elevation from approximately 275m to 290m above sea level. The country comprises chocolate and red loam derived soil types that are versatile and allows for annual fodder cropping and grazing pursuits. The arable areas are improved with contouring and traversed by waterways. Generally, the arable areas are cleared with some scattered shade timber remaining. The grazing areas are broken by waterways with stands of native timber and shrubs. These areas generally have a lighter red loam soil profile with smaller areas of chocolate loam soil. About 75ha of cultivation areas that are used for either annual fodder cropping or improved pasture production. The soils vary across this land from a red to grey/chocolate brown loams. About 86.9ha of gently sloping generally open and lightly timbered grazing areas with a scattering of shade timber across. Soil types comprise of chocolate and red loams. FENCING: The property is fenced into approximately 14 main paddocks with rural style fencing presenting in good condition WATER: The property has a new bore and is currently being equipped with a solar pump which will connect to existing infrastructure which was previously connected to a pump on the river. Plus rain water at the house. There are two troughs plus approximately 10 earth dams. The property is adequately watered for its current use. IMPROVEMENTS: 4 bedroom weatherboard homestead, recently renovated. Includes kitchen, open plan living/dining, 2 bathroom, laundry, wrap around verandahs. Set in established gardens with watering system Large entertaining area. In ground salt water pool, fully fenced 3 bay carport 4 bay machinery shed/workshop with power, 1 bay lockable Hay shed 1 stand shearing shed Steel sheep yards Steel cattle yards CONTACT: Terry Adams - 0427 525 666 All care has been taken in compiling this information sheet but it is prepared on instructions and details supplied by the vendor, for whom we act as agents only, and we cannot accept any responsibility for errors or omission (if any). Intending purchasers should satisfy themselves as to the correctness of these particulars.