

Maybrook 648 River Road, Geurie, NSW 2818

Mixed Farming For Sale

Friday, 5 April 2024



Maybrook 648 River Road, Geurie, NSW 2818

Bedrooms: 4

Bathrooms: 2

Area: 309 m2

Type: Mixed Farming



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Auction 17th May

'Maybrook' has an enviable reputation for its production ability, water security and diversity. Extremely well located being only 35km from regional centre of Dubbo and some 12km from Geurie and Wellington. This 'Ponto' area is highly regarded and seldom traded and 'Maybrook' presents in first class order. 'Maybrook' is a production powerhouse underpinned by its irrigation capability. There are 3 centre pivots watering 34 ha, 16 ha & 21 ha. In addition to this there is a further 2 fields 16 ha and 15 ha fully equipped where the pivots can be towed to. The irrigation water is sourced by mains powered equipped bore put down in 2020 and tested then at 38.5 litres a second. Overall, the irrigation capability of 'Maybrook' is first class and turn-key. Included in the sale of the property is 646 mega litres of Upper Macquarie ground water aquifer water. Water security at 'Maybrook' has underpinned its operation throughout any season. The country enjoys a gentle slope and is primarily open, the alluvial soils are rich and fertile. 'Maybrook' is 95% arable. Established pasture include a Phalaris Fescue mix 20 ha, Premier Digit 9 ha and Phalaris 26 ha. Overall, the infrastructure is of a very good standard. The homestead enjoys excellent views to the North-East over irrigated fields and is stunning. Having been modernised it has 4 bedrooms the master with ensuite. The gourmet kitchen is sure to impress. Other features included office, 3rd toilet walk in pantry and generous living areas. Working infrastructure includes 3 stand shearing shed with workshop, Clipex semi portable sheep yards, steel cattle yards with crush and loading ramp, 3 hay sheds, 1 x 75t, 1 x 65t and 1 x 40t cone bottom silos. The property is watered via a well that pumps to a 200,000-litre* tank that gravity feed to 17 troughs. The frontage to the Macquarie River some 6km in total is absolutely stunning. There are numerous postcard spots to relax and enjoy this breath-taking river. Not to mention ease of access for all types of recreation. 'Maybrook's' ability to produce is its underlying characteristic. With excellent soils, water security and flexibility of use the sky's the limit at 'Maybrook'.