

**\* Iona, Cobar, NSW 2835**

**Mixed Farming For Sale**

Sunday, 23 June 2024

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Area: 13446 m2

Type: Mixed Farming



David G Russell  
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**\$3,300,000**

• Area: approx. 13,446ha/33,250ac • Location: approx. 100km N/W of Cobar adjacent to Louth/Cobar Road. • Country: General undulating red loam soil, picturesque Church Hills Ranges, semi open plateaus of soft red soil, under stone natural grass grazing down to secluded fertile valleys. Predominately timbered with scattered Kurrajong, Beefwood and Ironwood to Mulga land and box flats. Kerrigundi Creek passes through the property, being Box flats & swamp area. Growing a variety of natural grasses, clovers, trefoil, crowfoot in season, all backed with variety of edible scrub-Mulga, Wilga, Rosewood, Kurrajong. • Water: Watered by 5 equipped solar bores with submersible pumps to poly storage tank & turkey nest dugout holes. 2 earth dams, water points all securely fenced with 1.8 high grip lock & steel drill rods handling steel yards and loading ramps. • Fencing: Fencing approx. 6,000ha, all new 7-90-30 grip lock & steel. 4 paddocks, balance plain wire. • Improvements: Cottage consisting of 2x 40' Atco units, 3 bedrooms, air con, with breezeway all gauzed and timber deck, shower & septic toilet. 2 bedroom fibro & iron cottage serviceable, with solar system plus 3kva inverter genset. 30,000L rainwater storage, old car garage & storage shed. Crutching shed, 3st shaft gear (not in use), wool room with timber floor, timber grating and undercover storage - all used to run goats through and load out ramp. Mesh/timber yards with 3-way draft, 2 hinge joint holding paddocks adjoining. • Rates: TBA • Carrying Capacity: Estimated carrying capacity 3,000DSE. Currently running 1,800 Rangeland nannies & followers and 700 Dorper ewes, all hinge joint country. Estimated to comfortably trap/sell 1,500-2,000 Rangeland goats per annum out of Church Hills & Rangeland country. • Services: Serviced by mobile phone booster at cottage, station gravel airstrip 700m. 35km to Village of Louth, 140km to TFI modern processing abattoir at Bourke, 100km of 70% sealed road to Cobar with daily flights to Sydney. • Agent Remarks: "Iona is well watered by 5 bores, diverse soil type, with good access to main road, a very private setting all backed up with picturesque Church's Hill Ranges, secluded valleys, caves & Aboriginal artifacts. Hinge joint country for running Dorper type breeding ewes & natural Rangeland country nomadic to goat breeding area. Undoubtedly the best diverse pastoral goat productive property on the current market!" Inspections strictly with David Russell, phone 0418 636 050 to secure your inspection now!