

* Iona Station, Girilambone, NSW 2831



Mixed Farming For Sale

Monday, 8 July 2024

* Iona Station, Girilambone, NSW 2831

Bedrooms: 5

Bathrooms: 3

Area: 2069 m2

Type: Mixed Farming



David G Russell
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PRIOR OFFERS CONSIDERED!

QUALITY FARMING/GRAZING AGGREGATION• Area: approx. 2,069ha, 5,125ac, Freehold• Location: approx. 55km north of Nyngan, 8km off Mitchell Highway on Murrawombie Road• Cultivation: Quality cultivation being approx. 1,650ha of which 807ha is sown down to wheat. Share farm agreement of approx. 400ha sewn down to lucerne & clovers in 2022. • Country: Slightly undulating grazing country to higher timbered outcrop on north end providing run-off into property. Natural grass, Crows foot, Copper Burr, clovers, medic & areas of Buffel. Timbered with Kurrajong, Pine, Box & sheltered tree lines around cultivation. • Water: Watered by 9 earth dams, enlarged second house dam, 2km Poly pipeline 40mm with solar system to house dam. Homestead run on rainwater from approx. 300,000L storage, electric pressure pump, garden on crystal clear settle dam water, plus 6x 22,000L poly tanks at dam used when spraying crops. • Fencing: Subdivided in to 12 main grazing paddocks, all steel fencing being some hinge joint/netting & plain wire. Lane way to shearing shed & yards. • Improvements: Modern homestead, being 5 bedrooms, 2 main bedrooms have ensuite. All have BIR's, ducted air con & ceiling fans. Three bathrooms in total, open plan kitchen with gas stove, dishwasher, dining room with wood fire. Large lounge room, overlooking manicured well established gardens. From kitchen/dining room, step out on to the timbered covered deck & timber verandah, overlooking 12m inground salt water pool. Separate BBQ pergola area in amongst established gardens, house yard all securely fenced. Storage shed/laundry with cool room 6'x6' meat house, Atco 6m guest room, large shaded chook house & run. Machinery shed all concreted, approx. 26m x 12m x 5m high. 20m x 6m workshop attached to rear of machinery shed with concrete flooring & lockup. 20m x 7m hay shed, 20 tonne silo. All steel shearing shed, 3st, not equipped, power connected, new Arrow panel sheep yards, Force with Proway 3-way draft, Arrow steel loading ramp with walkway, balance of sheep yards mesh & steel. Water throughout all shed & yards in good condition. Steel panel cattle yards, crush, loading ramp to handle 200hd plus lane way lead up to yards with water connected. • Rainfall: District average approx. 475mm • Rates: approx. \$4,000 per annum • Services: Serviced by mail twice weekly, mobile phone coverage, 8km all weather gravel road - Murrawombie Road to Mitchell Highway. Village of Girilambone with Hotel, country store/food, small school teaching up to Year 6, 45km to Nyngan township. • Carrying Capacity: 800/900 Dorper x breeding ewes, approx. 807ha sown down to this season wheat crop being a share farm seasonal agreement. A 20% share of crop if sold at auction 4th September will carry over to purchaser. Agent's Remarks: "Iona is favoured with quality mixed soil type cultivation country, grassed up grazing, well watered & fenced, an outstanding homestead & well established garden setting positioned just 2km in off the main road". Don't miss this opportunity, book your inspection now! **PRIOR OFFERS CONSIDERED!** Online Auctions via Auctions Plus www.auctionsplus.com.au 11am Wednesday 4th September 2024 To register for the auction, please email krista.nardi@nutrienrussell.com.au to obtain a registration form.