

# Multagoona Yathong Road, Sandy Creek, NSW, 2835

## Sold Rural

Tuesday, 13 June 2023

Multagoona Yathong Road, Sandy Creek, NSW, 2835

Type: Rural



David Russell

## MULTAGOONA

### Area:

15,925ha - 39,351ac approx.

### Location:

3811 Yathong Road, Sandy Creek Cobar. Approx. 103km north to Cobar, 145km south to Hillston

### Country:

Gentle undulating red sandy loam to higher Jackermaroo Range forming the north/east boundary stony outcrops to secluded valleys. Timbered with Pine, Box, Rosewood, Wilga, Belah, scattered Malley to semi open Pine, Belah grazing. Highly fertile soft, quick responding heavily grassed herbage grazing country.

### Water:

Well watered by 12 earth dams, 7 all securely fenced with traps and handling yards and loading ramps. 5 dams desilted and 5 new the past 3 years backed up with one bore at house dam. Approx. 300ft deep submersible pump and petrol genset pumping to 25,000L polytank and 2 poly 5,000L cup & saucer tanks. Second bore is a solar/Grundfos system pumping in to 10,000L poly tank and troughs. Bore supply approx. 800 GPA good stock water quality. Rangeland country has 5x 5,000L poly cup & saucer tanks and trap yards filled manually when needed.

### Fencing:

Subdivided in to 10 grazing paddocks all 8-90-30 hinge joint. Mostly 1.5m high bottom barb and 2 or 3 plain wire at top all taking in approx. 22,000ac behind high quality hinge joint fencing. All fence lines cleared wide and maintained service tracks throughout.

### Cultivation:

Cultivation licence 1,500ac in total. 330ac previously farmed current cultivation with further 1,170 cultivation licence needs raking. Approx. 2,500ac timber has been pulled last 4 years. A Property Vegetation Plan over property allows further work to be completed, all greatly increasing carrying capacity.

### Improvements:

Camp quarters being a 13m modular unit with bathroom, kitchen featuring gas stove and hot water, dining, bedroom, 12 volt power system battery and solar supply. A 20ft container for storage, 3-bay raised dog kennels, 12,500L diesel & 1x 1,200L storage.

All new pastoral panel yards 1.3 high, 3-way draft handling 1,800 sheep. New pastoral panels 8m loading ramp lifting to 3 decks. All hinge joint enclosures and 3 holding paddocks adjacent to yards.

### Carrying Capacity:

Currently running 2,000 Dorper breeding ewes and followers and 500 Rangeland nannies. Past history indicates around 1,500 Rangeland goats trapped and sold each year.

### Rainfall:

350mm p.a

### Agent Remarks:

"Multagoona is positioned some 8km off the main road, giving it a very private address with picturesque ranges to east and soft sandy soil backed with superb fencing, handling yards and permanent water supply. Set up as a Dorper breeding property with room to expand to more grazing/farming/self trapping if desired."

Inspection of this fine rural property is a must with exclusive agent, David Russell 0418 636 050

Online Auction - AuctionsPlus  
11am Wednesday July 20, 2022  
[www.auctionsplus.com.au](http://www.auctionsplus.com.au)

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