

**"Ningle" 19227 Newell Highway, Moree, NSW 2400**



**Mixed Farming For Sale**

Wednesday, 12 June 2024

"Ningle" 19227 Newell Highway, Moree, NSW 2400

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 24110400 m2**

**Type: Mixed Farming**



Ed Wisemantel

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## Contact Agent

"Ningle" is situated in the highly fertile north west slopes and plains of NSW, just south of the township of Moree, with bitumen access from the Newell Highway. Consisting of 2,411.07ha (5,957.77ac) of Freehold title, Ningle is predominantly flat and traversed by Gurley Creek. Vegetation varies from open treeless plains to lightly timbered areas. Originally run as a grazing concern, in recent times it has become a highly productive mixed farming operation with winter/summer cropping, cattle breeding and fattening as well as a Merino flock. At present, Ningle has a large body of feed due to late summer rains and consistent falls have "fired up" the medics and established the winter cereal planting. There has been 158 ha of Lancer Wheat and 180 ha of Westcourt Durum planted which are included in the sale. Ningle homestead compliments a rural lifestyle with a bright ambience in an expansive garden setting. A comprehensive upgrade has been undertaken in recent times with renovations to the homestead, an extensive fencing program as well as the sheep and cattle yards being replaced. An artesian bore has recently been drilled to enable a private cap & pipe scheme. POSITION, LAND & TOPOGRAPHY Ningle is positioned 27 km to Moree 8 km to Gurley 73 km to Narrabri. The property is predominantly flat with a very slight gradient from east to west. Gurley Creek runs through the centre with some extensive waterholes. Soils are mainly black basalt self cracking types with some small red ridges. The timber is scattered and includes Myall, Belah, Boonaree and Box with River Gums along Gurley Creek. Native grass cover is Mitchell (Bull & Hoop), Queensland Bluegrass, Plains grass and a variety of other grasses and medics growing all year round. Ningle is in close proximity to the Graincorp facility at Gurley, Manildra and Graincorp at Bellata as well as the 3 grain receival sites in Moree being Broadbent, Manildra and Graincorp. WATER & RAINFALL The water security on Ningle is varied and comprehensive and ensures safety to run stock and crop this property. Gurley Creek runs from east to west through the middle of Ningle with some substantial waterholes. There are 7 dams strategically placed throughout the property with the main dam near the sheds equipped with an electric pump to supply the homestead. A bore drain cuts across the northern edge with the bore head on the neighbouring property North Ningle. An artesian bore has recently been drilled to maximise water security and enable a private cap & pipe scheme. With regards to tanks: 6 rainwater tanks totaling 109,000L (24,000 gals). 1 x 13,500L (3,000gals) being a high tank supplying dam water. 1 x 13,500L (3,000gals) at the homestead which will be supplied by the new artesian bore. 1 x 13,500L (3,000 gals) cup & saucer tank on the northern boundary supplied in an arrangement with the neighbour on North Ningle. The average annual rainfall at Ningle is 650mm (26 in) approx with the property being aided by beneficial flooding at times. HOMESTEAD The homestead consists of weatherboard construction. 3 bedrooms + an adjoining sleepout/granny flat. Open plan kitchen / dining / lounge room with an island bench, Falcon stove and a walk-in pantry. Separate lounge room / sitting room. Gauzed verandah & entertainment area with an adjacent sundeck. Office. Large bathroom with a bathtub & toilet. Laundry / mudroom + additional toilet. Climate control through 2 split systems and ducted evaporative air conditioning. Solar panels with a 3 kw system. Adjoining Meathouse (2.5m x 2.5m). Garden Shed. Chook shed. Carshed (10m x 6.5m) large enough for 2 cars + a workshop with a concrete floor. Steel frame and colorbond construction. YARDS & FENCING Ningle is divided into 10 grazing & 3 cropping paddocks with 12 km of fencing being replaced in recent times. All the fences are stock proof to run sheep and cattle and it is a rarity to find a gate that doesn't swing. The main sheep yards (Proway) are at the woolshed and are of all steel construction and only a few years old. With the capacity to work 1,800 hd they include a 3 way draft, cement race and an adjustable loading ramp. The cattle yards (Red River) are brand new and include a vet crush, adjustable loading ramp as well as a ratchet type gate on the force yard before the race. They are big enough to work 200 hd and are of all steel construction. An old set of cattle yards not far from the house could quite easily be converted into horse yards. SHEDS Ningle woolshed is a 5 stand shed with 4 stands equipped with electric overhead gear. With plenty of wool bins the shed is also well complemented with LED lighting throughout. It is of timber and corrugated iron construction and has the ability to keep 900 head dry. The shearers quarters are currently still in use and include 6 bedrooms as well as a dining/kitchen/storage area. The quarters could quite easily be converted to a farm stay facility. There are 3 machinery sheds plus an additional car shed. CROPPING Ningle has currently 3 cropping paddocks totalling approx 530 ha (1,309 ac) with the possibility to increase this area while adhering to current legislation. The cropping management has been thorough in regards to nutrition, weed control and rotation. Recently the fallowed paddocks have had 158 ha sown to Lancer bread wheat and 180ha to Westcourt durum. The balance being 192 ha of sorghum stubble has recently been sprayed out with Glyphosate. This winter crop sown is to be included in the sale. Contact Ed Wisemantel on 0423 070103 for a comprehensive Information Memorandum. OFFERS CONSIDERED PRIOR TO AUCTION