

# "Old Coorabong" Coolbaggie Road, Dubbo, NSW 2830



## Mixed Farming For Sale

Friday, 19 April 2024

"Old Coorabong" Coolbaggie Road, Dubbo, NSW 2830

Area: 669 m2

Type: Mixed Farming



Peter Dwyer  
0268823544

**\$3,500,000**

"Old Coorabong" is being offered to the market for the first time in 100 years. This property has been held and managed by the one family in that time and is being presented to the market in order to facilitate family succession. Situated only 25 kms North West of the thriving City of Dubbo this property offers many opportunities to increase landholdings in the area or provide a finishing/cropping property for other rural entrepreneurs. The country is flat to gently undulating of red and black/grey loams that are 95% arable providing both grazing and cropping options. Pasture species are mainly clover, ryegrass and native grasses with a generous cover following recent rain in the area. Fencing in the main is new hinge joint construction with some older netting on one boundary. Eight paddocks allow for rotational grazing and farming combined. Water is well catered for with 7 dams and a solar equipped bore. A new set of steel Red River cattle yards are a feature with loading ramp, crush, circular race, drafting round yard and the capacity to work 250 head along with a nearby holding paddock. "Old Coorabong" is new to the market. and inspection is recommended sooner rather than later. Agent declares an interest. For more information and inspection bookings - Contact Peter Dwyer 0418 266523.