

Wyangarie, Warialda, NSW 2402

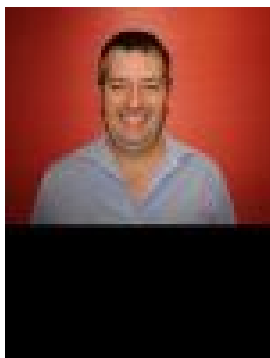


Other For Sale

Tuesday, 2 July 2024

Wyangarie, Warialda, NSW 2402

Type: Other



Paul Kelly

0428281428

\$4,450,000

AREA:760.30 HectaresLOCATION:"Wyangarie", 236 Dewrang Road, Warialda NSW 2402Located 21km north of Warialda via the Oregon Road.COUNTRY:A mix of red and black basalt and chocolate soil types. Considered a good balance of soils for a mixed type enterprise.The country varies from level creek flats to undulating and part steeper with the cultivation area being contour banked.ARABLE:Cultivation - 316haGrazing - 444haCROPPING:Available as part of the sale;Oats - 101haBarley - 159haImproved Pasture - 56haWATER:Most paddocks have access to both trough and dam water. Equipped bore providing domestic and trough water.7 dams and Flat Bottom Creek which dissects though.FENCING:Subdivided into 8 main paddocks, all stock proof, mainly ringlock and barb fencingIMPROVEMENTS:- Brick homestead, 4 bed, 2 bath, in-ground pool- Machinery shed + hay/machinery shed- 4 x upright silos (total capacity 337T)- New cattle yards, including crush, race + rampCOMMENTS:Agent declares interest.Sown crops as part of the sale.AGENT:Paul Kelly - 0428 281 428