

**Pine Hills, Warialda, NSW 2402**

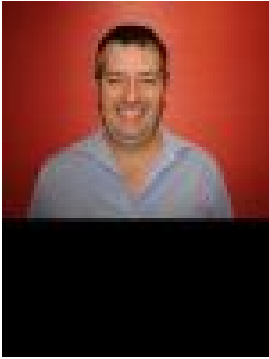


**Sold Mixed Farming**

Friday, 1 September 2023

Pine Hills, Warialda, NSW 2402

Type: Mixed Farming



Paul Kelly

0428281428



Alexander Bailey

## Contact agent

AREA:"Pine Hills" - 675.99ha (1,670.41ac)"Mossgiel" - 539.22ha (1,332.44ac)LOCATION:> 60km N of Warialda or 47km via "Mossgiel"> 16km SE of Croppa Creek> 25km Myola Feedlot> 82km NE of Moree> 108km W of InverellTITLE: FreeholdCOUNTRY:Gently undulating to level land form & has all been contour banked with farm over banks & waterways installed as required. Croppa Creek dissects "Pine Hills". There are large areas of open undulating, soft basalt country. A beneficial mix of soil types - first class Croppa Creek self-mulching black basalt/chocolate creek flats, to a more red/chocolate soil to the east. Well suited for cultivation or grazing.ARABLE COUNTRY:Pine Hills - 162ha cultivation & 513.99ha grazingMossgiel - 447ha cultivationWATER:Well watered via bores, dams, Croppa Creek and rainwater. All paddocks have water, most have two sources.5 bores12 earth dams4.5km of double frontage & 900m single frontage to Croppa CreekFENCING: 15 separate paddocks & smaller holding paddocks. Generally all stock proof to well fenced.IMPROVEMENTS:Pine Hills - Modern, 4 bedroom homestead, Guest house, 2 bedroom & Car shedStables, Workshop, Shearing shed, Cattle yards, Machinery shed, 3 x 7T silos, Piggery, 2x storage shedsMossgiel - 3 bedroom homestead with car shedAUCTION DETAILS:DATE & TIME: 11am on 31st AUGUST, 2023LOCATION: MOREE TOWN & COUNTRY CLUB(IF NOT SOLD BEFOREHAND)CONTACT:Paul Kelly - 0428 281 428Sandy Bailey - 0406 109 492IN CONJUNCTION WITH: JA McGregor Livestock & Property, Mark Smith - 0429 629 439