

**337 Booloocooroo Road, Gunnedah, NSW, 2380**



**Rural For Sale**

Tuesday, 3 September 2024

337 Booloocooroo Road, Gunnedah, NSW, 2380

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Rural**



Guy Gallen  
0267434322

## HIGH CARRYING CAPACITY, PASTURE IMPROVED HOLDING

Elders Rural Services and Jacob & Anderson are proud to list the property known as "Stephens Downs" totalling an area of 463.9Ha (1,146Ac).

This productive parcel of land sits on the edge of the renowned Liverpool Plains just 8km south of Gunnedah's CBD.

The country runs from flat black/chocolate basalt soils to a small area of gently sloping basalt soils towards the north of the place, an ideally building site for a homestead providing elevated rural view across the property and distance landscape.

Approximately 448Ha of the property has been cultivated of which 396Ha is planted to sub-tropical grasses and legumes plus a further 52Ha has been planted to Lucerne. These pastures run large numbers of livestock year in year out.

Two equipped bores with near new solar pumps provide water to 3 storage tanks. These tanks reticulate water to 4 troughs plus there are two catchment dam. The Peach Tree Gully meanders through the shortest part of the property from west to east and runs water during rain events.

A mixture of electric and ring lock fences divides the property into 4 paddocks. Recently 3.6km of new boundary fencing has been installed and remaining boundary fences have an electric offset wire.

Improvements include a grain/machinery shed with concrete floor and covered walls on three sides.

Access to property is via the Booloocooroo road which is mainly bitumen then turns into gravel for approximately 500m. Power crosses the property on the northern end and past an ideally place to install further improvements.

No dwelling on property.