

'Savanna' 31L Dulcidene Road, Dubbo, NSW 2830



Sold Other

Monday, 14 August 2023

'Savanna' 31L Dulcidene Road, Dubbo, NSW 2830

Area: 187 m2

Type: Other



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Contact agent

'Savanna' is located in the highly reputed Terramungamine area some 21 km on a sealed road north of Dubbo. Having been held by the current owners for some 27 years 'Savanna' has a history of prime cattle and hay production. The cattle operation has been underpinned by pasture development with digit (100 ac), lucerne (60 ac) and fescue and cocksfoot (20 ac) all responding well to the soft red and brown loams. Central laneway system and 14 paddocks has aided the management and productivity of 'Savanna' There is water to each paddock by either 4 dams or 12 troughs. The Terramungamine groundwater is renowned for its softness and abundant quantity. The two bores on 'Savanna' enjoy these sought after characteristics. There is an irrigation bore. This bore is now equipped for stock and domestic purposes only via a submersible pump and powered by solar panels. It can send water to two paddocks. Previously this bore was equipped with a 10hp diesel motor that ran a Kelly & Lewis pump. The owner estimates approximately 4000 gallon/hr was delivered to 2 banks of 7 standpipes. The irrigation bore now pumps to an elevated 18,000 gallon tank at the house and reticulates to 12 troughs. It also sends water to a tap in the opposite paddock to the east. The property is being sold with 107 megalitre entitlement. The elevated tank then reticulates to the 12 troughs. There is a second bore mains powered to the submersible pump located in the house yard which is used around the house and gardens and pumps to the concrete tank on the house. There is also an additional 18,000 gallon concrete tank and 5000 gallon freshwater tank. The 2 bedroom cottage offers a very comfortable standard of accommodation with 2 bathrooms and modern kitchen. It is set amongst established lawns and mature trees. The main machinery shed is all steel and iron and is approximately 18m x 20m. It is enclosed on 3 sides with virtually 2 sheds back to back with open fronts. There are numerous older timber post and iron clad sheds used for various storage options. The all steel cattle yards have a crush and loading ramp. It has holding yards and a water trough. There are 2 silos 1 x 60 tonne cone bottom, the 2nd is 60 tonne. 'Savanna' is the ideal farm. It has excellent access and proximity to Dubbo. Water is a feature with its bores highly productive and soft. The soils are rich and fertile and reputed throughout the district. Comfortable accommodation and a high standard of working infrastructure completes a most desirable package. We invite your private inspection with the exclusive marketing agents, Elders Rural Dubbo. To view auction online please go to <https://buy.realtair.com/properties/109574>