

# Springfield 1157 Coonabarabran Rd, Mendooran, NSW 2842

Roger Fuller Pty Ltd

## Mixed Farming For Sale

Tuesday, 14 May 2024

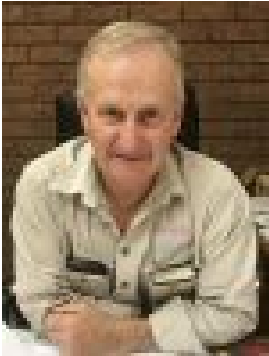
Springfield 1157 Coonabarabran Rd, Mendooran, NSW 2842

Bedrooms: 3

Bathrooms: 1

Area: 1322 m2

Type: Mixed Farming



Roger Fuller  
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**\$3,500,000**

The team at Roger Fuller Pty Ltd are pleased to offer the property 'Springfield' to the market. A mixed farming opportunity consisting of 1322.19ha (3267ac) in the Castlereagh River Valley, Situated 12Km from Mendooran, 83km from Dubbo & 60km from Coonabarabran.:: Dwellings- The main Homestead is a 3-bedroom 1-bathroom weatherboard and fibro house. A second 4-bedroom fibro cottage is also located on the property. Both Houses are situated on an elevated area with commanding views over the Castlereagh River Valley.:: Infrastructure- 3 stand Shearing Shed, 2 silos, a machinery Shed and cattle yards.:: Soil types- A good mixture of soil types are shown throughout the property. Ranging from alluvial creek flats, red basalt cultivation, rising to sandy loam. A variety of timber is presented with white box, ironbark, black pine, and wattle.::Opportunity- Currently there is Approx 200ac under cultivation. The balance of the property lends itself for wool growing, fat lamb production and opportunistic cattle trading.:: Water- Annual rainfall is approximately 600mm, Springfield is watered by semi-permanent Sand Creek , 2 bores and numerous stock dams throughout the property.A portion of the property underwent initial clearing several years ago, leaving a great opportunity for the new purchaser to continue this development, and significantly increasing the arable land and ultimately the carrying capacity overall.Inspections by appointment only