

Windeena 802 Milpulling Road, Balladoran, NSW 2822



Mixed Farming For Sale

Thursday, 30 May 2024

Windeena 802 Milpulling Road, Balladoran, NSW 2822

Bedrooms: 3

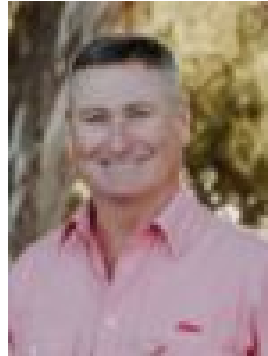
Bathrooms: 2

Area: 735 m2

Type: Mixed Farming



Joe Simpson
0268831800



Brian McAneney
0268831800

Auction 2nd July

'Windeena' is located approximately 25 kilometres south of Gilgandra and 55 kilometres north of Dubbo. The property in recent years has had extensive capital expenditure improving fencing, water & working infrastructure. It presents in first class order being run as a sheep breeding and fattening property with the owner currently running 100 cows and calves plus 800 ewes and lambs. The country is mainly open and slightly undulating with timber areas of no more than 100 acres for shade and shelter. Paddock trees are Kurrajong, Box, Pine and Ironbark, while soils are predominantly red loams with some lighter areas. The property is approximately 90% arable, with significant areas of serradella established, with premier digit, clover and sub clover throughout and currently carrying a good body of feed. This season there has been 100 acres sown to Oats in April as well as a 50 acres of pasture mix including digit and clovers. Annual rainfall is estimated to be 23 inches. Fenced into 9 main paddocks, with a fenced central lane way and with all bar one fence having being replaced in the last 5 years to a high standard. The property has 20 dams and during the recent dry period these dams all impressed with their ability to catch and retain water. Rainwater is collected in to 14,000 gallons of storage and pumped to the house, while there is a mains powered pressure pump on the house dam which supplies water to the house, house yard & shearing shed. The three bedroom home with office is set in established gardens and has been modernised with a very serviceable kitchen and two bathrooms. The three stand timber and iron shearing shed is in sound condition, while the adjoining mainly steel sheep yards have been updated significantly with goat/dorper height steel panels, concrete race and new steel loading race. The owner has mainly run shedding sheep and as such they have improved the yards to a high standard, whilst the shed has not been used in recent times, is in good order. The cattle yards consist of crush, calf cradle and loading race being steel in construction. • 17m x 8.3m 3 sided machinery shed/workshop with power, lighting and slab • Near new all steel 18m x 12m x 4.2m drive through grain & hay storage shed • 11m x 12.5m multipurpose shed • 17.5m x 8.2m storage shed (50% raised board) • 2 x 50 tonne cone bottom silos We invite your private inspection with the exclusive marketing agents. Auction 11am Tuesday 2nd July Quality Inn Dubbo, Whylandra Street View auction live at <https://buy.realtair.com/properties/131919>