

'Wirrilah' Henry Parkes Way, Derriwong, NSW, 2877

Sold Rural

Saturday, 1 July 2023

RayWhite

'Wirrilah' Henry Parkes Way, Derriwong, NSW, 2877

Bedrooms: 5

Parkings: 3

Type: Rural



Paddy Ward

Ray White Condobolin

Cattle, Cropping, Sheep & Goats - The Perfect Mixed Farm!!

'Wirrilah' 9835 Henry Parkes Way, Bobadah 2877

2779.41 hectares / 6868 acres Freehold

Location:

Adjacent to Bobadah - 98km North of Condobolin off the Henry Parkes Way.

Other Rural centre's include Tottenham 55km

200km W of Dubbo

200km NW of Parkes

Country:

Gently undulating with level cultivation areas with red/brown loam soils to some gravel/sandy rises. Pastures include windmill grass, corkscrew, copperburr, medics and clovers. The property was chained and raked over 20 years ago and identifies as open grazing country with potential for cultivation. Approximately 1000ac was been cultivated in the past with scope for much more.

Improvements:

- Weatherboard homestead - 5 bedroom, 1 bathroom with tennis court. The home also features an underground rainwater tank of approximately 60,000 litres.
- 6 Stand Shearing Shed
- Timber Sheep Yards with storage for 2 days shearing. Additional Storage under shed and also an external weather shed.
- Timber Cattle Yards with head bail and loading ramp
- Garage/ Workshop with concrete floor and electricity
- Hay Shed
- Blacksmiths shed
- Storage & Tack Shed
- Shearers quarters & kitchen

Water: Average annual rainfall is 456mm 18Inch (Bobadah BOM)

There are 7 large earthen dams plus 4 troughs gravity fed from a main dam

Fencing:

Fenced into 6 main paddocks with 4 holding paddocks and house paddock. Boundary fencing is good with mainly old ring lock and weston fencing.

Production Mix:

Has been running up to 3000 Dorper sheep for the last few years, suited to both sheep & Cattle. Hereford Cattle were successfully run on the property with good water for cattle. Cropping potential is huge with the option of clearing small regrowth for broadacre cropping.

Sales Process:

Public Auction 18th May, 2023 3.00pm

Condobolin, NSW

Venue TBA

