

Wollombi 28R Strathmore Road, Benolong, NSW 2818



Sold Mixed Farming

Tuesday, 26 March 2024

Wollombi 28R Strathmore Road, Benolong, NSW 2818

Bedrooms: 6

Bathrooms: 1

Area: 202 m2

Type: Mixed Farming



Brian McAneney
0268831800



Joe Simpson
0268831800

Contact agent

Rarely does an opportunity such as 'Wollombi' present itself on the market, it has all the hallmarks of a property worthy of the blue-ribbon title. Perched where the Little River meets the Macquarie the 'Wollombi' homestead overlooks the scenic 1.9km of river frontage, grass slopes and river red gums that stand tall along the river's edge. There are various locations where you can get down to the river's edge for boating and camping, also ideal for kayaking and fishing. With prime location comes the rich alluvial soils to match, lending itself to outstanding production year on year. This prime production and lifestyle location has been held in the family for 22 years, producing dairy, crops and cattle. A typical year would see 300 head of 280-300kg weaners purchased in February/March. These cattle would be sold late year as either feeders or fats, pending the hay and cropping season. 25 kilometres South of Dubbo, the region is renowned for its productivity. Upon viewing the property buyers will be encouraged by the ample level of existing infrastructure and the thoughtful use of laneways and paddocks. The current operation is that of mixed farming with a focus on cattle and cropping, having the potential for irrigation. Those in the market for a turn-key property with secure water on the river then an inspection is a must. Homestead circa 1898 • 6 bedrooms • 1 bathroom • 3.6m wide verandah with concrete base to 3 sides (3.6m east – north & west 2.5m) • 11-foot ceiling height • 140mm wide floorboards • 3 phase power Water • Water is sourced from the Macquarie River via mains powered Dab 300 pump • Pressure fed to 11 troughs • River water to homestead and 4,500L rainwater tank for cooking and drinking • 3 x 22,500L poly tanks at cattle yards as back stock supply • 200kva transformer available, suiting this property for any future irrigation. Infrastructure • Homestead carport 8.8m x 6m • Homestead car shed 3 bays 22.1m x 6.1m (10.1m x 6.1m concrete floor) • Cobb & Co Barn Shed 11.4m x 15.8m single phase power connected, recently reclad • Old timber tack shed 4.2m x 4.2m with power • Workshop/Machinery shed 9m x 25.2m with 3 phase power plus lighting, concrete floor and apron • Near new hay shed 14m x 37.5m granite floor • Old calf shed 3.3m x 11m • Steel cattle yards with crush, loading race, 300 head capacity (with holding yard/paddocks), dairy infrastructure, insulated rooms • Elevated grain shed 8.1m x 6.4m • 1500 bushell Jetstream silo • 1800 bushell Jetstream silo • 2 flat bottom Cyclone silos View the auction live via <https://buy.realtair.com/properties/126220>