

"Spring Cr 110 Woodlands Rd, Caroona, NSW 2343

\$1.5M-\$1.6M Guide

Mixed Farming 4  1 



"SPRING CREEK" Highly Productive Small Holding on The Liverp

Highly Productive & Versatile - Cropping, Grazing, Lifestyle.

Welcome to "Spring Creek" 110 Woodlands Road , Caroona, NSW, 2343.

Prime Liverpool Plains Country.

This smaller holding located in the highly sought-after Liverpool Plains area with 55.33 ha /136.72 acres of rich alluvial creek flats.

'Spring Creek' is a prime example of a very productive block, featuring deep alluvial soils suitable for summer/ winter cropping and or grazing.

Currently, the property has been in full production, yielding 8.1 ton/ha of dryland sorghum.

The property features a comfortable four-bedroom one bathroom home with an adjacent carport, all set within lush green lawns and a private location. Featuring a galley kitchen, separate dining and a large lounge area with air conditioning and wood fire.

Verandahs on both side of the house take in the surrounding views , making it an inviting home and family environment.

The large machinery shed is 18m x 8m , with an adjoining shedding of 15m x 7m. Supplying ample shedding for machinery, storage or future horse/stable amenities and complex.

A smaller set of steel and rubber cattle yards and loading ramp complete the picture.

A submersible bore pumps directly to the house and troughs with reliable water for livestock, lawns and gardens.

5000gal rainwater tank for soft water storage is situated off the machinery shed.

Featuring 500m of double creek frontage to the Quirindi Creek, this area is fenced off for cattle and or horses from the main farming paddocks to the rest of the property.

Listed By

Jenah Davis

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Open for Inspection

By Appointment.

