Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

"Spring Fl 1131 Timor Mountain Rd, Maules Creek, NSW 2382

Auction

Cropping















"Spring Flats" - Productive Grazing & Fodder Opportunity

Davidson Cameron are pleased to bring "Spring Flats" 1131 Timor Mountain Road, Maules Creek to market. Nestled in the sought-after Maules Creek district, "Spring Flats" offers an outstanding blend of productive grazing country, quality water infrastructure and fodder production potential across 197.3 hectares (487 acres) *. Boasting fertile basalt soils, excellent pasture improvement and over 85% arable land, this versatile property is ideally suited to livestock producers, expansion buyers or those seeking a well-developed rural holding with building entitlement.

Open for Inspection

By Appointment.

Key Features:

• 197.3ha (487ac) * of gently sloping grazing and farming country
• Building entitlement in place
• Highly regarded basalt soils with over 85% arable land
• Black Mountain Creek frontage (2.5km*) on eastern boundary - ephemeral creek, often has waterholes
• Remnant timber includes Wilga, Grey/White Box, with a few Myall and Kurrajongs, providing shelter and shade
• Quality water system featuring:
o 3 solar-equipped bores connected to an extensive tank network
o 3 water storage tanks
o 9 strategically located concrete troughs
o 4 dams, including one highly reliable dam
• Subdivided paddocks with a mix of new and older style fencing
• Productive improved pastures with Premier Digit grass established on 111.8Ha* with 81.8 Ha* under sown with legumes including Dalkeith sub-clover, Rose Clover, Balansia & Arrowleaf clover
• Approximately 9ha* of cutting lucerne (Stamina GT6) on fertile creek flats
• Established winter fodder program with grazing wheat 21.7Ha*
• Medium-sized M&M steel cattle yards with covered CIA crush, loading ramp and adjacent watered holding yards. Capacity for approximately 180 head
• Large 24m x 11m x 4.5m* steel machinery shed with 1 bay having a concrete floor & sliding door. Power connected
• Rainwater storage 22.5KL* attached to shed
• Transportable accommodation on concrete slab adjacent to shed with power & water connected
• Conveniently located approximately 50km* east of Narrabri and 60km* north-west of Gunnedah

"Spring Flats" presents a rare opportunity to secure a productive and well-watered grazing property in a tightly held rural district, offering immediate livestock

Listed By

Sam Leys

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Jenah Davis

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Listing Number: 3543224

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.