

"Yahgunya Marthaguy Rd, Quambone, NSW 2831

Expressions Of Interest

Cropping



Prime Cropping Country in Quambone!

Located in the Quambone district, being *8.7km south-west of Quambone, *64km west of Coonamble and *83km north of Warren is where you will find this well renowned cultivating farmland known as "Yahgunya Cotton". Consisting of approximately 986.97 hectares or *2,438.86 acres of laser levelled cultivating country which consists of a good variety of soil including grey/black self-mulching and some red loamy. There is also 13.79 hectares licenced from the crown for additional cultivation. The property is predominantly cleared with *980 hectares arable with some timbered boundaries. There is a 6 megalitre stock and domestic licence attached to the holding, a large dam and 600 megalitre reservoir from the irrigation era. 3 x 22,500 litre water storage tanks fill from the large machinery shed, and the Merri Merri Creek runs outside the western boundary. The holding is fenced into 3 paddocks, the largest paddock of approximately 850 hectares is for cropping and the two smaller paddocks for grazing. This property has previously cropped canola, barley and wheat. All fencing is in good condition and will include a new exclusion boundary fencing that is currently being constructed. The property also has outstanding infrastructure which includes 8 x 103 tonne self-emptying sealed silos, 2 x 51 tonne fertiliser silos, and a large colorbond Machinery Shed. Your inspection is highly recommended.

Open for Inspection

By Appointment.

- *8.7 km to township of Quambone
- 2,438.86 acres or 986.97 hectares
- Excellent water including 6 megalitres of stock and domestic, large dam and an 600 megalitre reservoir plus 3 x 22,500 litre water storage tanks with catchment from machinery shed
- Excellent infrastructure for cultivation enterprise including *30m x 15m machinery shed, 8 x 103 tonne self-emptying sealed silos and 2 x 51 tonne fertiliser silos
- Good flat cultivating country *980 hectares arable
- Some timbered grazing country (2 small fenced paddocks)
- An exclusion boundary fence is currently being constructed
- Coonamble Shire Council rates \$2,234.45 p.a.
- Warren Shire Council rates \$3,570.84 p.a.
- Central West Local Land Rates \$644.88 p.a.
- Enclosure Permit(s) – 21.07 ha *\$625.00 p.a.
- Crown licence for channel, cultivation and water storage – 13.79 ha*\$721.60 inc GST p.a.

The information and figures contained in this material is supplied by the vendor and is unverified. Potential buyers should take all steps necessary to satisfy themselves regarding the information contained herein

Listed By

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