

**1198 Bukkulla Rd, Inverell, NSW 2360**

**\$6,100,000**

Mixed Farming



**'Beaumont' 1198 Bukkulla Road, Ashford NSW 2361**

Area:

1,194\* hectares (2,950\* acres)

Location;

Conveniently situated near service towns of Ashford (7 kilometres) and Inverell (53 kilometres).

Agent's comment;

A reliable, well known & respected sheep and cattle breeding property, supported by 151 megalitres [60 meg being A licence] irrigation licence complete with equipped centre pivot and a 8klm frontage to Severn River & 17 earth dams and multiple stock watering troughs.

Soils;

A variety to grazing soils from river loam flats to undulating trap soils. Cultivation includes an area of 100\* hectares developed for irrigated [3 centre pivot hydrants locations- 44 acres 2 ½ circles.] and dryland fodder cropping.

Carrying capacity;

The Property has been operating primarily as a self-replacing merino flock and prime lamb enterprise alongside cattle breeding/finishing, conservatively carrying 6,600\* Dry Sheep Equivalent (DSE). The health of all the livestock on Beaumont is a testament to the quality of the property and the management practices. Presently carrying 1400 Ewes joined for fat lamb & wool production, plus 1600 wethers, plus 80 ? 100 breeding cows.

Residences;

Two impressive homes, Main residence overlooks the Severn river with bitumen road frontage, Shady expansive lawns, tennis court, 6 bedrooms, 2 bathrooms, large living rooms, wide gauzed verandahs.

School bus at front gate, only 7 km to Ashford, infants, primary and secondary schools.

Second residence is a courtyard design of 3 bedrooms and 2 bathrooms.

Outbuildings

**Listed By**

Wayne Daley

**Open for Inspection**

By Appointment.

