

188 Bullarook Rd, Coolah, NSW 2843

\$2,350,000

Mixed Farming 6  2  4 



Family Farm in the Coolah District

"Bullarook" offers an opportunity to secure a well setup mixed farming operation ideal for family life and hands-on farming. Situated in the Coolah district, this property spans approx. 614.6 hectares (1,518 acres) of country and is most suited to summer pastures and winter grazing stock and livestock.

"Bullarook" is ready for its next family to move in and make it their own with a 3 bedroom weatherboard home with ducted air conditioning and wood fire heating and a second 3 bedroom hardi-plank home that is 4 years old.

Infrastructure includes: 2 bay workshop with concrete flooring and power connected, steel framed hay shed, 2 stand shearing shed, Combined sheep and cattle yards, Grain storage silo, 40ft storage container

Topography: Gently undulating open grazing country with a small portion of timbered sandstone outcrops.

Soil Type: Soils range from soft chocolate and red loams with areas of sandy loams and some sandstone areas.

Timber: Comprised of mainly Iron Bark, Yellow Box, White Box, Kurrajong and has been cleared to shelter areas only. There is approx. 16ha of heavily timbered sandstone ridge.

Arable Area: Approx. 900ac / 364ha of arable land along with approx. 600ac / 242ha of open grazing land.

Water: The property is watered by a fully functional bore (solar equipped), along with 12 dams, 10 water tanks and 14 troughs.

Rainfall: Local average of approx. 650mm per annum.

Fencing/Paddocks: Fenced into 22 paddocks with multiple new gateways and several kms of new fencing.

Services Include:

- Schools – located 35km away in Coolah
- Mail - Delivered 3 times per week
- Rail - Dubbo, Gunnedah
- Air - Dubbo Regional Airport, Mudgee Airport

To organise an inspection please get in touch with the exclusive conjunctional agents below.

Jacob & Anderson – Boggabri - Guy Gallen 0428 658 066
and

DG Livestock Agency - David Grant – 0439 421 436

Open for Inspection

By Appointment.

Property Features

- 2 x 3 Bedroom Homes
- 2 Bay Workshop
- Hay Shed
- Combined Sheep & Cattle Yards
- 12 Dams
- 10 Water Tanks

Listed By



Guy Gallen

Mobile: 0428 658 066

