

'Doona' 2989 Neilrex Rd, Coolah, NSW 2843

Sold - 28/08/2022

Other



Magnificent balance of country for the sheep/cattle producer

Area: 580.3ha/ 1434 acres of unrestricted freehold

Location: Property is located approx. 29 km west of Coolah on the sealed Neilrex Road.

Services: Services include power, telephone, school bus, mail 3 times weekly, schools at Coolah, air services at Mudgee and Dubbo, saleyards at Mudgee, Dubbo, Dunedoo and Scone.

Country: There is approx. 1100 acres of highly productive arable terrain and approx. 135Ha acres of heavily timbered sandstone ridges and outcrops.

Pasture Development: there is approx. 88Ha sown to Digit, approx. 150Ha to oats and approx. 30Ha sown to Phalaris/Arrowleaf Clover and Chickory.

Water: Doona is extremely well watered by 2 bores and 8 dams. The bores are all fully equipped with submersible pumps. This water is pumped to elevated tanks throughout the property and is then gravity fed back to automatic water troughs.

Fencing: The property is subdivided into approx. 12 main paddocks. The fencing is predominantly in very good to excellent stock proof condition, and has been designed and constructed for the main purpose of cattle and sheep breeding.

Accommodation: 4 bedrooms homestead with kitchen, dining, formal dining room, formal lounge room, casual living areas, separate WC, laundry with 2nd shower. This comfortable home has a wood fire and 2 reverse cycle air conditioning units.

Improvements: 28m x 13m hay storage shed, 37m machinery shed with 1 bay concrete flooring for workshop, steel cattle yards, coolroom with meat house, chicken pen, a 50 tonne grain storage silo, 3 stand shearing shed with steel sheep yards.

Production capacity: Owner represents approx. 150 breeding cows and progeny under current management, along with some opportunity fattening of trade stock.

AGENT'S REMARKS: This is a magnificent balance of country for the sheep/cattle producer and fattener. "Doona" is extremely well appointed by way of structural improvements, including water infrastructure and fencing.

Listed By

Gavin Beard

Phone: (02) 6545 1377

Mobile: 0438 452 810



Open for Inspection

By Appointment.