

'Mingladon 208 Warrumbungles Way, Coolah, NSW 2843

Sold - 4/11/2022

Other



Magnificent balance of prime fattening and breeding country

Location: Mingladon is located 10km North of Coolah on the corner of the Gunnedah and Warrumbungles Way roads.

The township of Coolah is situated on the picturesque Coolaburragundy River and nestled in a beautiful valley of the Liverpool Range. The town is surrounded by undulating hills and fertile river flats and has a reputation for its fertile farming land based on rich basalt soils.

Coolah is an attractive service town for the surrounding agricultural district with a population of 1,290.

Size: 1,144 ha / 2,828 acres of unrestricted freehold comprising of 2 separate titles.

Soil Type: Mingladon is a beautiful mix of red and black basalt soils along with approx. 30% of red and chocolate loams. Vendor states approx. 85% arable.

Pasture Development: there is currently 260ha of forage oats, 140ha of sub-tropical pasture, 95ha of Phalaris/Lucerne and clover mix.

Timber: the timber comprises of predominantly of Kurrajong, Yellow Box, White Box.

Water: Mingladon is watered by a very good trough reticulation supplying water to every paddock. The water is supplied by a reliable bore that is equipped with a submersible pump powered by a diesel generator complete with time clock and pressure switches. This water system is also complemented by approx. 10 good dams.

Rainfall: Mingladon has an average annual rainfall of 675mm.

Fencing: The property is currently subdivided into approx. 17 main paddocks with the fencing being best described as good stock proof condition. There is 14km of new fencing.

Carrying Capacity: owners represent a carrying capacity of approx. 400 breeding cows and progeny (however the current vendor has been managing Mingladon as a backgrounding and fattening operation for the past few years).

Listed By

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Open for Inspection

By Appointment.