



"BURRAWONG", 294 ORMANS LANE, KOOTINGAL, NSW 2352

Combine Lifestyle and Income

40.47 hectares, 100.00 acres

A change in family direction has "Burrawong" Pecan Farm listed for auction. With approximately 1400 mature fruit trees in full production, "Burrawong" is situated on the banks of the Cockburn River and encompasses 40ha of which there is around 12ha of established trees. A solid 4 bedroom brick veneer homestead is surrounded by a well manicured garden, and is strategically positioned to enjoy full valley views while looking down over the plantation. Water is certainly a feature with both a 90ML irrigation and 120ML underground licence available to fully irrigate the plantation and provide maximum production. Domestic needs are secured by 3 x 5000gal tanks, and a well services the garden and stock troughs. Included in the sale is an extensive list of well maintained machinery including a large cool room. This is all used in the harvesting and preparation of Pecan nuts. "Burrawong" Pecan Farm provides the ideal opportunity to acquire a fully operational, income producing property situated close to the thriving rural city of Tamworth. The vendors are keen to move on and are committed to a sale. Offers will be considered prior to auction.

Open Farm Days will be held on Saturday 10th and 17th of November from 10.00am till 12.00pm

- Land Area 40.47 hectares

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 19901808

AUCTION DETAILS

11:00am, Friday November 30th, 2018. Tamworth Community Centre

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Jon Goudge
0428668005

- Bedrooms: 4
- Bathrooms: 2

PROPERTY OVERVIEW

Location details	294 Ormans Lane Kootingal NSW 2340
Land Use	Grazing, Cropping, Horticulture, Viticulture, Irrigation,
Grazing	Sheep, Cattle
Description of Country	Alluvial river flats to granite soils on higher peaks
Rainfall Average	650 - 700 millimetres
Improvements	Sheep Yards , Processing shed, Machinery shed
Other Improvements	
Yards	Sheep, Cattle, Other
Fencing	Sub divided into 2 main paddocks
Number of Paddocks	2

WATER/IRRIGATION

Water Supplies	Tanks, Dams, Well, River
Comments	3 x 5000gal water tanks
Irrigation	Current licence 90ML from the Cockburn river and 120ML aquifer

CROPS/PASTURES

Crops	Pecan Nut Plantation
Average area cropped annually	12 12 hectares

REGIONAL FACILITIES

Nearest Regional Centre	Tamworth
Distance from Centre	Tamworth 20.30
Nearest Town	Kootingal
Distance from Town	5.00 km
Agriculture	Saleyard, Grain Silo, Truck Depot, Abattoirs, Railyards, Dairy
Air service	Daily
Mail service	Several Weekly
Schools	Primary, Primary Bus, Secondary, Secondary Bus, Tertiary, Tertiary Bus
Road to property	Access via Ormans Lane.

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession
Shire/District Council	Tamworth
Rates	TBA

HOMESTEAD

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Description	Built 1984, brick veneer with 4 bedrooms / Lounge dining area / Rumpus room
Construction	Brick Veneer
Bedrooms	4
Bathrooms	2
Office	Office available

SALE ITEMS

Plant & equipment	Please see inclusion list by contacting agent. This is to numerous to list
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BURRAWONG

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Bodminre.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.