



'SPRINGFIELD', ' Springfield', MENDOORAN, NSW 2842

Sheep, Wool, Cattle, Cropping

902.09 hectares, 2,229.06 acres

'Springfield' is a well located livestock and cropping enterprise 11km* north of Mendooran. Offering a productive mix of heavy red and black Basalt, alluvial loams, medium and lighter sandy loam soils. Suited to sheep, wool, cattle, and crop production. Open grazing and cropping country running to timbered grazing and more densely timbered areas, suited to timber harvesting. Watered by two bores, dams, a spring and seasonal creeks. Supported by two comfortable homes, a three stand steel shearing shed, sheep yards, cattle yards, shedding and silos.

From recent rains the country is bounding away and follow up will provide a great start to the season. Motivated vendors relocating and offered for genuine sale.

- Land Area 902.09 hectares
- Bedrooms: 8
- Bathrooms: 3

TYPE: Sold

INTERNET ID: 20621932

AUCTION DETAILS

11:00am, Friday May 24th, 2019. Cascade Motor Inn, Dubbo

CONTACT DETAILS

Richard Gemmell
0428 164 672

PROPERTY OVERVIEW

Location details	11km north of Mendooran; 86km north of Dubbo; 60km south of Coonabarabran.
Land Use	Grazing, Mixed Farming,
Grazing	No current standing crops, approx 243ha (600ac)* has been cropped in past years.
Description of Country	Level to gently undulating country consisting of alluvial creek flats, open heavy red and black basalt on the eastern side with some surface stone, red/brown loams and to lighter sandy loams on the western end. Scattered shade and shelter timber of Kurrajong, Box, Belah and Gums to more densely timbered areas of Ironbark, Stringybark, Pine, Bloodwood and Blackoak. In season, typical pasture consists of natural and native grasses, medics, clovers and herbage. Approximately 120 ha is separated by and sits on the eastern side of the Mendooran road. Approximately 243ha (600ac) has been cropped in past years, balance is timbered grazing to areas of forest and some regrowth. A Property Vegetation Plan (PVP) is attached to the property along with a Native Forest License providing timber harvesting opportunities.
Rainfall Average	600 millimetres
Improvements	1990* built shearing shed, steel frame, iron clad; three individual electric Sunbeam SuperPro stands; Hydraulic wool press; grinder; wool bins and wool table. Timber and mesh sheep yards with race and three way draft; shower dip. Machinery and storage shedding. Timber and steel cattle yards. Two Jetstream elevated silos approx. 40t each.
Other Improvements	Machinery Shed, Silos, Shearing Shed, Other Housing
Yards	Sheep, Cattle, Other
Fencing	Netting, hinge joint, plain wire and barb. Steel and timber posts.
Number of Paddocks	10

WATER/IRRIGATION

Water Supplies	Springs, Dams, Bores, Creeks
Comments	Watered by dams, a spring with mono pump to a 5,000 gallon tank and troughs, two bores and seasonal creeks. One bore is equipped with a solar powered submersible pump, the second bore is equipped with a petrol motor driving a mono pump.

CROPS/PASTURES

Crops	No current standing crops, approx 243ha (600ac)* has been cropped in past years.
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REGIONAL FACILITIES

Nearest Regional Centre	Dubbo
Distance from Centre	Dubbo 86.00
Nearest Town	Mendooran

Distance from Town	11.00 km
Agriculture	Saleyard, Grain Silo, Abattoirs
Air service	Daily
Mail service	Several Weekly
Schools	Primary, Primary Bus, Secondary, Secondary Bus
Road to property	Bitumen road frontage

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession
Shire/District Council	Warrumbungle Shire Council
Rates	Council Rates: \$2,930 LLS: \$655

HOMESTEAD

Description	There are two comfortable and well maintained homes. The main home has had recent renovations and Hardiplank clad. Four bedrooms; new bathroom with shower, bath, toilet and vanity; new spacious laundry with a second toilet; kitchen with gas oven and cook top; dining room; lounge room; office; sunroom; store room and air conditioned. The second home is also Hardiplank clad; circa 1990 built; four bedrooms; kitchen with electric oven and pantry; three way bathroom with shower, bath and toilet; lounge with wood heater; laundry; air conditioned; insulated; open verandahs on three sides; six roof mounted solar panels; garden shed; two car garage which contains electric fence energizer. A railway engine carriage is used for storage and a meat house.
Construction	Hardiplank Weathertex
Bedrooms	8
Bathrooms	3
Office	Office available

LIVESTOCK

Livestock carried	Sheep, Cattle
Additional comments	Run principally as a livestock breeding, finishing and wool growing enterprise. LLS notional carrying capacity is 2,231.5 stock units DSE. Recently running 400 ewes and lambs, 50 cows and calves.

SALE ITEMS

Plant & equipment	Three shearing plants, wool table, wool press, grinder.
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