



KOONABURRA, - KOONABURRA STATION, IVANHOE, NSW 2878

SHEEP, GOAT AND CATTLE, CARBON, GYPSUM ENTERPRISE

45,656.41 hectares, 112,817.00 acres

Pastoral Property

Located approx 100km North East of Ivanhoe & 140km South West of Cobar on the main road, this major Western Lands Property 112,517 acres is certainly a stand alone block for a magnificent addition to your existing operation.

Improvements include a traditional five bedroom homestead that has had some renovations carried out, has rural power and rain water connected. Woolshed and Sheepyards are in fair condition with outyards situated in strategic paddock locations.

Most importantly water and fencing on Koonaburra have been upgraded and or renewed. The property was virtually destocked of sheep in 2018, leaving the goat enterprise to run - netting some 3- 4,000 goats per annum. Normally the vendors have been running 8,000 Dorper Ewes on Koonaburra plus goats.

TYPE: For Sale

INTERNET ID: 21428741

SALE DETAILS

Private Sale \$ 6,500,000.00

CONTACT DETAILS

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As the vendors are downsizing, Koonaburra Station is for genuine sale - enquiries / inspections are highly recommended.

Western Land Lease Number 360 338

Enterprise Types

- Grazing
- Pastoral Stations
- Cultivation
- Carbon

General Features

- Total land clearing license
- Cultivation options
- Mulga for drought feeding
 - Land Area 112817 acres
 - Building Area: 25.00 square metres

PROPERTY OVERVIEW

Location details	Ivanhoe
Land Use	Grazing, Pastoral Stations,
Grazing	Sheep and Cattle
Description of Country	<p>Level to undulating terrain with principally red soil, varying to red sandy and heavier grey types. The property has excellent water run off, ridges leading down to box swamps and station dams. The sandy creek transverses the North Western paddock and offers a different variety of timber and feed reserves - currently magnificent since Easter and Winter rains. Timber species includes Mulga, Mallee, Pine, Oak, Box, Yarran, Rosewood and Leopard wood. Clearing license covering the entire station producing the ability for rotational grazing and cultivation of approximately 80,000 acres. Large deposit of quality industrial and pharmaceutical Gypsum, Carbon trading opportunity, Drought feeding of livestock through feeding mulga under clearing license. New ground bore installed to deliver this option</p>
Rainfall Average	14 inches
Improvements	Homestead, old timber 6 stand wool shed, old workman's cottage, shearers quarters and sundry sheds, poultry shed, airstrip at house, 3 bush strips, 1 set of station yards.
Other Improvements	Workshop, Shearing Shed
Fencing	Mixed construction - plain wire and barb plus hinge joint / barb wire combinations
Number of Paddocks	6

WATER/IRRIGATION

Water Supplies	Tanks, Dams, Bores
Comments	<p>There are 16 dams on Koonaburra most of which have been cleared out over the past 10-15 years and are all fenced with hinge joint set up as goat and livestock traps. There are 6 bores of which 4 have windmills, 1 new mechanical bore and 1 new electric submersible connected to mains power. All bores have 20-30,000 gal cement tanks supplied some 15 troughs out into paddocks also with fenced in area and trap mechanisms for sheep and goats.</p>

CROPS/PASTURES

Crops	Not Applicable at Present - Koonaburra has 400 ha Cultivation Permit - Not Used, Clearing license over entire property with options of rotating cultivation, of approximately 80,000 acres
Pastures	Natural Grasses, Mitchel grass, Lovegrass / Panic Grass, Lambs Tongue, Medics, Crowsfoot, Kerosene grass, Corkscrew, Copper Burr, Billy Button, Paper Daisy all abundant in Season

REGIONAL FACILITIES

Nearest Regional Centre	Cobar
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Distance from Centre	Cobar 140.00
Nearest Town	Ivanhoe
Distance from Town	100.00 km
Agriculture	Truck Depot, Abattoirs, Railyards
Air service	Weekly
Mail service	Twice Weekly
Schools	Primary, Secondary
Road to property	All weather gravel

TITLE/POSSESSION

Type	Pastoral Lease
Tenanted/leased details	Western Lands Lease No 360338
Possession	Vacant Possession

HOMESTEAD

Description	A Federation style homestead approx 25 sq's in size with five bedrooms, dining and lounge rooms, laundry, renovated kitchen, bathroom, sleepout and 10t verandah. The home has been painted inside and some new floor covering / or polished boards have been installed. The home is serviced by evaporative air conditioning, wood fire place's, rain water, 2 house dams and hook up to the main bore. Mobile phone coverage available, rural power and mail twice weekly.
Construction	Double Brick Brick Veneer
Bedrooms	0
Bathrooms	0
Office	Office available
House Area	25.00 square metres

LIVESTOCK

Livestock carried	Sheep, Cattle, Goats
Additional comments	Property was de stocked in early 2018 except for the goats, normally running up to 8,000 Dorper Ewes plus progeny.

SALE ITEMS

Plant & equipment	N/A
Livestock	Feral Goats
Crops	N/A





