



## 1825 Rangemore Road, WAKOOL, NSW 2710

'Cochrane Creek' - Some of Burraboi & Districts Finest Breeding & Fattening Country!

**382.58 hectares, 945.36 acres**

\*382.58 hectares / 945.35 acres situated in the Southern Riverina just 21km north of Wakool, 51km north east of Barham and 60km west of Deniliquin. The holding comprises of 2 freehold titles (945.35 acres) with an adjoining Crown Lease of approximately 24.68 hectares or 61 acres

\*Warm breeding and fattening country with frontage to the Cochrane & Jimaringle Creeks, both seasonal creeks lined with established red gum and box timbers ideal for livestock shelter

\*Double brick homestead featuring four bedrooms, dining room, spacious lounge room, kitchen with electric appliances, store room, large Masport slow combustion heater, Daikin & Fujitsu split systems in the lounge room and bedrooms, renewed floor covering and blinds, added insulation, one bathroom, a second shower in the laundry, second toilet adjoining the rear of the home and an enclosed sun room. The original section of the homestead dates back to the mid 1800's with period features including high ceilings and Murray Pine flooring inside, whilst the exterior presents with traditional red brick, corrugated iron roof and large verandas with bricked and concrete pillars. The homestead is situated within a low maintenance garden setting

**TYPE:** Sold

**INTERNET ID:** 22826409

### **AUCTION DETAILS**

11:00am, Thursday March 25th, 2021. Online via AuctionsPlus

### **CONTACT DETAILS**

**Elders NSW Regional Office**

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

**Matt Horne**  
0409 355 733

\*Shedding includes a 75x20ft shed/workshop with two bays concreted, service pit, power including 480 volt plug, lighting, work benches with pedestal drill and bench grinder. A secure shed is situated nearby the homestead and offers concrete, power, lighting, shelving, roller and PA doors. A hay/machinery shed is present however requires a new roof

\*Secure water supply with a main MIL supply channel traversing through the property in an east west direction, an X-Large delivery outlet, Stock & Domestic outlet, 10 MIL Water Entitlements, 826 MIL Delivery Entitlements, 36ML 2020/2021 allocation (approx.)

\*Irrigation development consists of 90 acres of lasered border check layout with bay outlets in addition to traditional irrigation fields

\*Stock watering points consist of 5 dams fed from the MIL stock and domestic outlet, a 3" Garmin diesel pump and 80mm ID poly line

\*Fenced into two main paddocks with fencing in fair to good order, the southern and eastern boundaries having been renewed in recent years

\*An arable area of 700 acres (plus) with a healthy mix of soil types suitable for a range of farming activities

\*Held by the Ellis family for 100 years, the offering of 'Cochrane Creek' presents as an exceptional opportunity for those looking to secure a mixed farming property with quality soil types and water supply. A selection of tractors and machinery along with general farming equipment will be included in the sale with an inventory list available upon request

\*Offered due to retiring vendors, 'Cochrane Creek' presents as an ideal first farm, add on or agri investment opportunity. It will be offered by Auction via the AuctionsPlus online platform on Thursday the 25th March 2021 commencing at 11.00am. For further details or to arrange a property inspection, please don't hesitate to contact Matt Horne on 0409 355 733 or the Elders Deniliquin Branch on 0358 905 100

- Land Area 382.58 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

Bedrooms	4
Bathrooms	1







