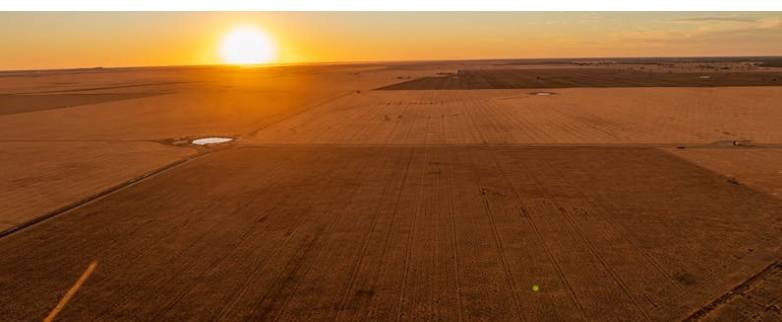




Almora 136 Murraiman Road, TERIDGERIE, NSW 2829

Premium Coonamble cropping and fattening property.

1,495.54 hectares, 3,695.48 acres

Located just off the sealed Coonamble/Baradine Road, 'Almora' is some 42km East of Coonamble and 41km from Baradine.

Under the current operation 'Almora' is all cropping with excellent Wheat and Canola crops presenting in fine order. The property is equally suited to a fattening operation either sheep or cattle would flourish at 'Almora'

Owners estimate that 90% of 'Almora' is arable. The soils are of a grey self mulching type with areas of red clay loams.

The property was originally timbered by Myall, Rosewood and Grey Box.

Underpinning its versatility of use is the reticulated watering system under pressure supplying some 9 x 5000 gallon poly tanks which feed 20 concrete troughs. In addition to this system is 3 dams.

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: For Sale

INTERNET ID: 300P188136

SALE DETAILS

EOI - For Sale or Lease

CONTACT DETAILS

Brian McAneney
0417 277 424

'Almora' is fenced into 9 paddocks and the fencing is of an acceptable level to run sheep and cattle. All paddocks are watered.

'Almora' homestead is an older weatherboard house in need of some repair.

Working infrastructure is adequate and presents in good condition with 18m x 18m steel machinery shed, one bay being semi enclosed and has a concrete floor and power.

There is a 4 stand shearing shed, steel sheep and cattle yards and a further storage shed with power.

'Almora' offers an exciting opportunity to buy or lease with owners comfortable to hear all potential scenarios. A contract for sale and lease documents are available from the exclusive marketing agents.

'Almora' is a prime offering in a sought after area with the added advantage of suiting cropping or fattening enterprises.

We invite your private inspection.

- Land Area 1495.54 hectares



