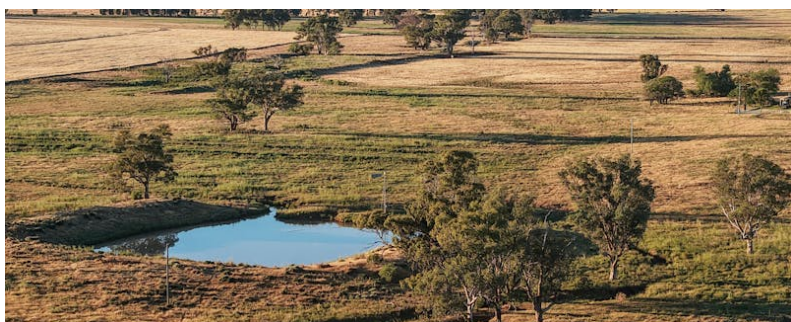
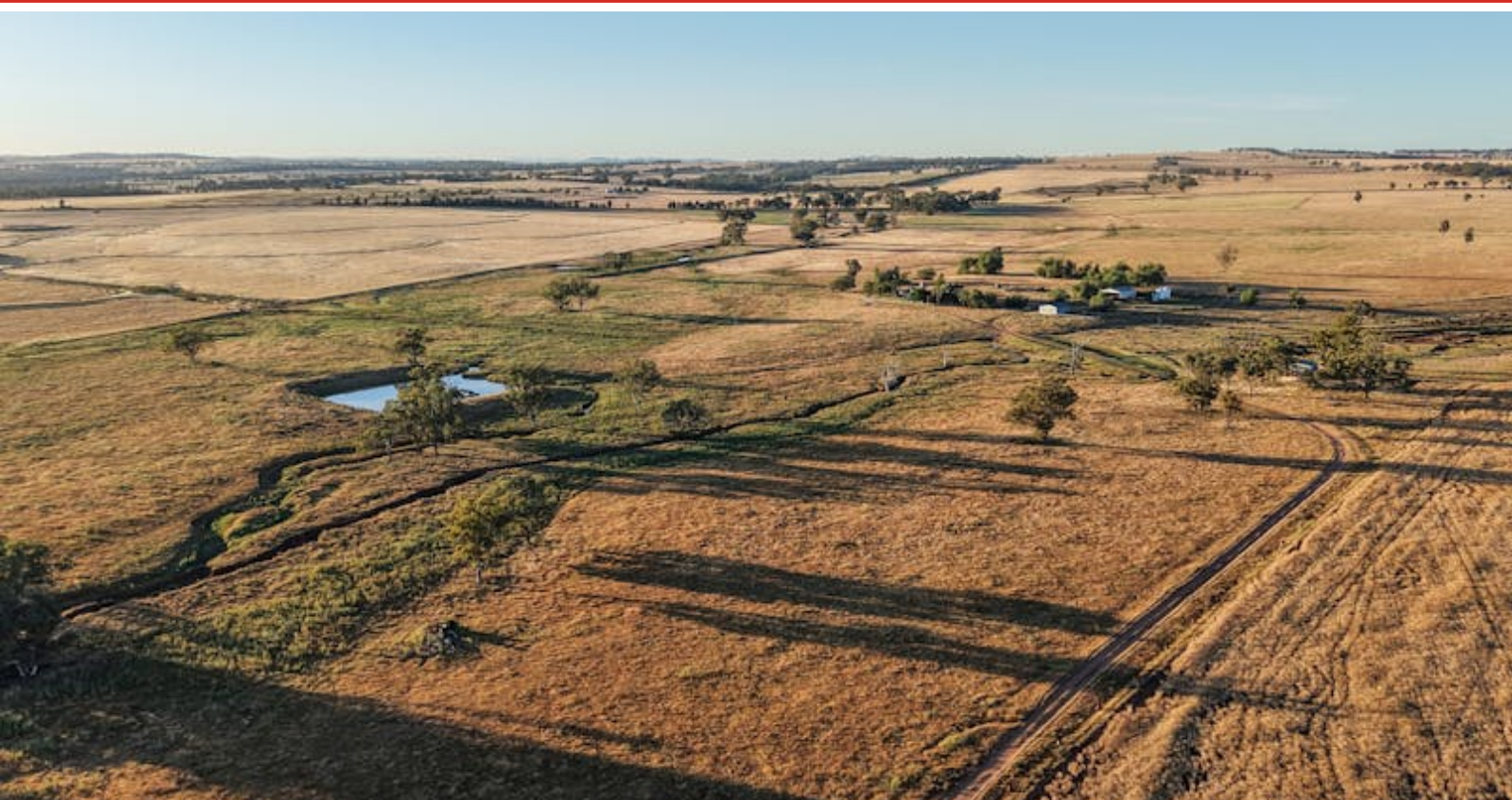




The Ranch 27R Plain Creek Road, WONGARBON, NSW 2831

Where production meets location.

356.61 hectares, 881.18 acres

Located in one of the most sought after locations in the Dubbo area, 'The Ranch' is the ideal mixed farm, equally suited to farming and grazing. The current operation has high yielding cereal and canola crops in addition to cattle breeding and fattening.

Having an enviable reputation, the property fronts Plain Creek Road and is 9km from the village of Wongarbon and 24km from the vibrant regional city of Dubbo.

Renowned for its picturesque undulating red basalt country the landscape is gently sloping and dotted with mature Kurrajong and Box trees. The ability to perform is testimony to the quality of the country.

The property is extremely well-watered with 10 dams. A real asset to the property is the town water connection to the residence, in addition to rainwater storage.

There is a current share farming in place on 175ha*, where the cropping operation is.

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: 300P188736

SALE DETAILS

\$3,800,000

CONTACT DETAILS

Brian McAneney
0417 277 424

This agreement is in place until the end of 2026. Further details will be supplied on request.

The property has an older style 3 bedroom, one bathroom home with an extra bathroom in the attached laundry. The home would respond to modernisation / renovation.

'The Ranch' boasts above average working infrastructure for a property of this size.

It has large all steel cattle yards with crush and loading ramp and extra holding and processing yards.

There is an older 2 stand equipped shearing shed which is functional and operational. Complementing the shed, are the new steel sheep yards.

There are three cone bottom silos, 2 x 60 tonnes and 1 x 30 tonne.

There are two machinery sheds on the property. One is enclosed on three sides, while the larger of the two is all steel.

'The Ranch', with its close proximity to Dubbo, has rich basalt soils and plenty of water - it will not disappoint.

Buy location, buy productivityâ#; Buy 'The Ranch'.

- Land Area 356.61 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







