



## 31L Three Farms Road, DUBBO, NSW 2830

'Tranquillity' [58.94 ha\* | 145.64 ac\*] only 28km from Dubbo.

**58.94 hectares, 145.64 acres**

This peaceful and secluded property is located only 28km from the thriving regional city of Dubbo tucked away at the end of Three Farms Road. Situated on the property are two red rattler train carriages with a covered deck on the western side, plus a shipping container for storage. Power is connected, a 20,000 litre concrete tank captures the rainwater. There are two dams on the property, the largest in the north western corner. Approximately 4 hectares have been cleared providing native and natural pasture for the 28 sheep currently on the property. Timber includes ironbark, casuarina and cypress pine providing a good supply of firewood. The rectangle block (1.2km by 483m)\* is one large paddock fenced by hingejoint and two barb in need of some attention. The Goonoo forest is only 3km away which is ideal for bush walking, bird watching or mountain bike riding. The Goonoo forest is home to the Glossy Black Cockatoo and the rare Mallee Fowl.

**TYPE:** Sold

**INTERNET ID:** 300P40571

**SALE DETAILS**

**UNDER CONTRACT**

**CONTACT DETAILS**

**Andrew Kierath**  
0418 346 337

The vendor is including the following items in the sale: -

- \* Hercules Fork (weighs 13.5 tonne and lifts 8.0 tonne)
- \* Fiat 750 special tractor with bucket & rockmaster post hole digger

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.

\* John Deere ride-on lawn mower

\* shipping container

\* plus over 90 other items

This property would attract families looking for a weekender, or someone looking to escape the hustle and bustle and get back to nature.

Contact Andrew Kierath on 0418 346 337 to arrange an inspection.

- Land Area 58.94 hectares
- Bathrooms: 1







