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## CHOICE MIXED FARM - HIGHLY PRODUCTIVE

### LIVERPOOL PLAINS, QUIRINDI

This sale is an opportunity to purchase some of Australia's most productive and diverse mixed farming land. With 450 acres of wheat only months away from harvest, or could be grazed immediately, this is an opportunity not to be missed.

**Sales Method:** Private Sale  
**Listing Number:** 0640  
**Price:** \$1,100,000.00  
**Property Type:** Hobby / Acreage  
**Land Size:** Approx 905 Acres - 366 Hectares

**Situation:** 18km to Blackville, 65km west of Quirindi, 75km south east of Gunnedah & 80 minutes to Tamworth.

**Country:** The country is made up of approximately 510 acres of level & slightly sloping farming country with the balance being soft grass country capable of fattening or breeding prime stock, The soils consist of 100% soft self mulching black & chocolate basalt soils.

**Water:** Excellent safe water from a modern auto start/stop diesel powered generator that runs an electric submersible pump in a bore. The water is pumped to 15000 gallons of storage and then reticulated to 11 troughs throughout the property. The water supply is more than sufficient to supply the property even through adverse weather conditions.

**Carrying Capacity:** Highly productive farming & grazing country that has been used for a mixture of both grain & livestock production. In normal season with cultivation being used for oats it is estimated to fatten around 500 cattle per annum or lamb equivalent.

**Fencing:** A large percentage of the property has been re-fenced, Any fencing that is not being replaced is in very good condition. There are 10 main paddocks

**Improvements:** Substantial steel cattle yards with watered holding yards and water system.



**Disclaimer:** The above information has been supplied to us by the vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.