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## LARGE SCALE LIVERPOOL PLAINS PROPERTY

### GARARY STATION, SPRING RIDGE

Located in a versatile, reliable and extremely productive area between Gunnedah & Spring Ridge on the world renowned Liverpool Plains, this property represents scale that is only offered once in a generation. For information memorandum please contact the selling agent Scott Waters.

**Sales Method:** Informal Tender  
**Listing Number:** 0582  
**Price:** \$0.00  
**Property Type:** Mixed Uses  
**Land Size:** Approx 10,388 Acres - 4,204 Hectares

**Situation:** 15km north west of Spring Ridge, 26km south east of Gunnedah, 100km to the city of Tamworth & around 5 hours north west of Sydney.

**Country:** Overall high quality, versatile, reliable, productive country with the following approximate land class break-up: 6756 acres of prime self mulching black soil cultivation country with 2720 acres of this in Lake Goran (subject to some flooding), 1850 acres of productive red loam and red sandy loam arable country, 1499 acres of native grass country & 283 acres of other areas.

**Water:** Excellent safe water from a well equipped with an electric submersible pump, water is pumped to a 250,000ltr storage tank and is gravity fed from there to another storage tank and troughs throughout the property. In addition to this there is another solar water system servicing another section of the property plus some dams.

**Irrigation:** There is an option to purchase a 3645 megalitre unregulated water access licence & the water source is Lake Goran when it has water in it plus another 560 megalitre dam. Works & water use approvals are in place for planned irrigation infrastructure.

**Carrying Capacity:** Highly productive farming & grazing country that is used for a mixture of both grain & livestock production. The country is very versatile and is located in a known high yielding winter & summer cropping area. A diverse range of crops are consistently grown in the area including winter cereals, cotton, oilseeds, sorghum, sunflower, mung beans and canola. The grazing section of the property is conservatively stocked and is currently carrying 400 breeding cows plus 250 yearling cattle all in prime condition.

**Fencing:** The property is well fenced with substantial sections of fence having been replaced this year.

**Improvements:** Renovated 4 bedroom Homestead, 2 Bedroom Cottage, Older 3 bedroom homestead, 13mt x 30mt all-steel shed with power & workshop, 2 other machinery sheds, hay shed, 2 grain sheds, 250tn silo, storage shed, 10kw solar system and substantial all-steel cattle yards.



**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 .