



Contact Scott Waters
Phone: 0428 860 435
Email: scott@cwrural.com.au

RENOWNED AREA - HUGE POTENTIAL - GOOD COUNTRY

PANDORA, QUIRINDI

Being located in the highly renowned area of Bundella at the famous southern end of the Liverpool Plains, Pandora presents the opportunity to purchase a very good property in its working clothes just waiting to be brought back into full production.

Sales Method: Private Sale
Listing Number: 0590
Price: \$3,900,000.00
Property Type:
Land Size: Approx 4,247 Acres - 1,719 Hectares

Situation: Whilst Pandora is located on the Liverpool Plains side of the range it is only 34km from Coolah. It is 95km west of Quirindi, 100km south of Gunnedah, about 1.5 hours from Tamworth & 4.5 hours to Sydney.

Country: The entire property consists of soft black and chocolate basalt soils, there is approximately 700 to 800 acres of level and slightly sloping arable country, 3000 acres of open sloping and undulating grazing country and around 500 acres of mostly timbered hill grazing. Overall the country is very good.

Water: Water is supplied to the farm from bores, double frontage to the Cox's creek plus dams. The main water is pumped from a solar on the creek to header tanks and from there water is gravity fed to troughs throughout the property, there are also numerous other bores which are equipped and supporting this system.

Carrying Capacity: Currently the property is carrying very few stock due to it being for sale, there is a large body of feed on the property and depending on management it is very capable of carrying large numbers of cattle.

Fencing: The fencing would be best described as being in reasonable condition and is mostly stock proof.

Improvements: 4 bedroom plus office weatherboard home set in homestead like established hedges, trees & gardens, 2 cottages, steel cattle yards, 5 stand electric woolshed, shearers quarters, 5 cone bottom silos, hay shed, storage shed and other farm out buildings.



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.