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## LOCATION - HOMESTEAD - IMPROVEMENTS - INCOME - LIFESTYLE

### BORAMBIL PARK HOMESTEAD, QUIRINDI

Borambil Park Homestead has all the features of a top shelf property. It offers productivity, convenience, a superb location, extremely safe water, great working improvements and a quality home with priceless views overlooking the famous Liverpool Plains. For genuine sale and inspection is recommended.

**Sales Method:** Private Sale  
**Listing Number:** 0901  
**Price:** \$2,150,000.00  
**Property Type:** Mixed Uses  
**Land Size:** Approx 838 Acres ≈ 339 Hectares

**Situation:** Very well located only 5 minutes west of Quirindi, Quirindi is a renowned and sought after district known for producing many high quality agricultural commodities.

**Country:** Strong fertile country that ranges from level and gently sloping cultivation through to mostly open undulating grazing, there is currently around 150 acres that has been utilized for cultivation but there is potential for more country to be used for forage crops or pasture if desired. Overall a good mix of country.

**Water:** One of the features of the property, water is supplied to 2 header tanks with a combined storage of 45,000 gallons, the water is pumped to these tanks from a fully automatic electric submersible system from a high yielding bore and from there is reticulated throughout the property. In addition to this there is 19,000 gallons of rain water storage for the home.

**Carrying Capacity:** Normally carries around 170 breeding cows in average seasons but is suited to breeding or fattening of cattle or sheep.

**Fencing:** The property is well fenced into 12 paddocks of varying sizes, the fencing would best be described as mostly in very good condition.

**Improvements:** Near new all steel 24mt x 12mt machinery shed, 18mt x 15mt all steel hayshed, 30mt x 8mt machinery shed with power, 1000 tonne bulk shed with cement floor and power, 40tn cone bottom silo, 3 stand shearing shed, all steel cattle yards with crush, scales, calf cradle and holding yards plus a garage and workshop at the home.



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