

"Tiverton", BALLADORAN

Bring the Plough

Rural - Mixed Farming

'Bring the plough'....the country is well rested and after 3 generations of ownership "Tiverton" is to be sold. Here is an excellent opportunity to purchase a property with farming and grazing opportunity over level to gentle undulating cleared country (neighbouring property has established dryland lucerne). Run goats on the back 700 acres (some 350 acres regrowth can be tidied to more grazing country. Tall stands of Ironbark, Box & White Pine timber, broom brush (sold annually to Sydney markets), income from active gravel pit. "Tiverton" a diverse acreage suited for many rural uses and the time is right to put the plough into the country. 45km to Dubbo Saleyards. This property would also suit the far western producer as a hold over property.

Property Improvements: *Concrete block house built 1980. 3 bedrooms with built in wardrobes, study. 2 bathrooms, formal dining off kitchen, spacious loungeroom with wood fire and brick feature wall.*

Fully self contained granny flat located at rear of the homestead.

2 stand electric woolshed (hold 300 wooly sheep) stays equipped with wool table.

Steel Hay shed 60 x 40, 2 1500 bushel cone silos, small set steel cattle yards with 4 small yards at side (can work 50 head). Numerous old farm sheds.

Gilgandra Shire Rates \$1,000.

*School bus at gate to Primary & Secondary Schools @ Gilgandra.
20km Gilgandra 50 km Dubbo*

FOR SALE : \$530,000

ALPA PropertyID: 1030

Property: 590.0 Hectares

BARLOW & PEADON SCHUTE BELL

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DENISE MONK

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ADDITIONAL PROPERTY DETAILS

Land Description:	Level to gentle undulation Arable area: 675 acres approximately
Soil Description:	Light loam, well drained loams to creek flats, medium red loam
Pasture Description:	Rhodes Grass & Seton Park Clover in 1998, farming over 500 acres in last 10 years
Fencing:	Hingejoint & barb. 8 paddocks
Water:	5 dams, Bore water to house & troughs, rainwater tanks at house
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ADDITIONAL PHOTOS