



GLEN DONALD, COWRA

LARGE FAMILY HOME ON 259HA

259.00 hectares, 640.04 acres

This very attractive property is not far from town and features two homes, one of which is a very comfortable five bedrooms. A huge 50MI dam provides irrigation water for a lucrative enterprise in cut wildflowers. There is great potential to increase revenue from this business. During the last year being a testing time for onfarm water storage, the paddocks on Glen Donald have been fully stocked and watered. The eastern edge of the property is bordered by a permanent creek with a couple of excellent water holes. The western edge is sheltered by a heavily timbered ridge imparting a nestled and peaceful feel to the main home.

- Land Area 259 hectares
- Building Area: 320 square metres
- Bedrooms: 5
- Bathrooms: 4
- Two homes on 259Ha and a 50MI dam
- Tremendous flower enterprise to expand
- Further pasture and stock potential

TYPE: Sold

INTERNET ID:
NSW10135304

CONTACT DETAILS

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PROPERTY OVERVIEW

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|-------------------------------|--|
| Land Use | Grazing, Cropping, Horticulture |
| Cropping | Cereals |
| Description of Country | The 259Ha is predominately gently sloping lighter country running into dense timber on the western edge. Remnant eucalypt, pine and Kurrajong trees are fenced out. |
| Rainfall Average | 600 millimetres |
| Improvements | The solidly built 20m x 11m concrete block shearing shed is beautifully cool in summer and has an adjoining skillion doubling the area under roof. The two stand raised board features sloping catching pens to benefit the shearers. There is also an excellent 8'x 8'coolroom. |
| Other Improvements | Machinery shed, Workshop, Sheep Yards, Managers accommodation, Shearing shed |
| Yards | Sheep |
| Fencing | Seven main paddocks are fenced and the 1.2Ha wildflower irrigated paddock is fenced. |
| Number of Paddocks | 7 |

WATER/IRRIGATION

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|-----------------------|--|
| Water Supplies | Tanks, Springs, Dams, Bores, Creeks |
| Comments | Water security is a feature of the property. Spring fed dams, a huge 50MI catchment dam, water holes in the creek and a small bore near the house all add to the value of the holding. |
| Irrigation | A 7hp Yanmar diesel and Roto pump by the 50MI dam fill a 45,000l header tank to gravitate to the wildflower paddock, cottage and house. |

CROPS/PASTURES

| | |
|--------------------------------------|--|
| Crops | Current management have sown oats and pasture. |
| Average area cropped annually | 20 hectares |
| Pastures | The eastern paddocks have been farmed and sown down to mixed clovers and phalaris. |

REGIONAL FACILITIES

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|--------------------------------|--|
| Nearest Regional Centre | Cowra |
| Distance from Centre | 25.00 kilometres |
| Nearest Town | Cowra |
| Distance from Town | 25.00 kilometres |
| Agriculture | Saleyard, Grain silo, Truck depot, Abattoirs, Railyards |
| Mail service | Several Weekly |
| Schools | Primary, Primary bus, Secondary, Secondary bus, Tertiary, Tertiary bus |

TITLE/POSSESSION

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

Type Freehold

HOMESTEAD

Description The main living areas and five bedrooms have been beautifully renovated and provide a very comfortable home. The large 76m² enclosed verandah is additional to the house area. A bonus is the self contained second cottage that could cater for guests or teenagers.

Construction Weatherboard

Bedrooms 5

Bathrooms 4

House Area 320 square metres

LIVESTOCK

Livestock carried Sheep, Cattle, Horses, Goats, Pigs, Poultry, Stud

Total Livestock capacity 550.00 dse approx

Additional comments Very dry years have affected stocking rates. Further fertilizer applications, pasture improvement and land clearing could all lift the DSE rating as would welcome rainfall.



Main home and yard



East dam and 09 oats



Dining room



Sheltered western edge



Family TV room



Glen Donald main dam



Near new kitchen



Large enclosed verandah



Second cottage



1.2Ha irrigated wildflowers



