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## BASALT CATTLE COUNTRY â DEVELOPMENT OPPORTUNITY

### ECHO HILLS, MURRURUNDI/TIMOR

Echo Hills is high rainfall country located on the Liverpool range, it is part developed and is already a productive property but with further investment it would run large numbers of cattle.

**Sales Method:** Private Sale  
**Listing Number:** 0554  
**Price:** \$995,000.00  
**Property Type:** Grazing  
**Land Size:** Approx 2,200 Acres - 890 Hectares

**Situation:** Located around 1 hour north of Scone, there is approximately 14km of dirt road to the property.

**Country:** Undulating and hilly basalt grazing country with approximately 1200 acres that has been poison axed and is clean of weeds/blackberries, of the 1200 acres 500 has been pastured and regularly supered. The country is ready to be stick raked and the pasture finished. The balance of 1000 acres is steeper more heavily timbered country that is used in dry times etc.

**Water:** Safely watered from over 20 dams, 2 permanent spring fed gullies and double frontage to the permanent Timor creek.

**Carrying Capacity:** Currently estimated to run 250 dry cattle and with further development 400 dry cattle.

**Fencing:** Well fenced into 16 paddocks with a large percentage of the fencing having been done in the last 10 years.



**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 .