



Contact Scott Waters  
Phone: 0428 860 435  
Email: [scott@cwrural.com.au](mailto:scott@cwrural.com.au)

## FIRST CLASS FARMING AND GRAZING

### LIVERPOOL PLAINS, QUIRINDI

Being located in the highly renowned area between Blackville & Bundella at the famous southern end of the Liverpool Plains this property presents very well & will suit a buyer looking for high quality heavy yielding country.

**Sales Method:** Expressions of Interest  
**Listing Number:** 0724  
**Price:** \$0.00  
**Property Type:** Mixed Uses  
**Land Size:** Approx 1,642 Acres - 665 Hectaes

**Situation:** 65km west of Quirindi, 75km south east of Gunnedah & 80 minutes to Tamworth.

**Country:** The country is made up of approximately 1250 acres of first class level and slightly sloping farming country with the balance being soft grass country capable of fattening or breeding prime stock, The soils consist of 100% soft self mulching black & chocolate basalt soils.

**Water:** Excellent safe water from a modern auto start/stop diesel powered generator that runs an electric submersible pump in a bore. The water is pumped to 15000 gallons of storage and then reticulated to 11 troughs throughout the property. The water supply is more than sufficient to supply the property even through adverse weather conditions.

**Carrying Capacity:** Highly productive farming & grazing country that has been used for a mixture of both grain & livestock production. The country is very versatile & is located in a known high yielding winter & summer cropping area. A diverse range of crops are consistently grown in the area including winter cereals, cotton, oilseeds, sorghum, sunflower, mung beans and canola.

**Improvements:** Steel cattle yards, water system & fenced into numerous paddocks.



**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 .