

FOR SALE

4150 Nanami Lane, Canowindra

"YERAMBA"

599.38 ha* or 1,481 ac*



Location: Located approx. 20klm west of Canowindra

Area: 599.38 ha* or 1,481 ac*

Title: 200/750159, 28/750169, 82/750175, 54/1177751

Rainfall: Canowindra's long term average rainfall is 600mm** // 24 inches



- Services:** Close to all amenities in the township of Canowindra
10km* to Grain Corp Silo
20km* to Canowindra
50km* to Cowra
54km* to Forbes
55km* Parkes
80km* to Orange
240v Power
Landline, Mobile & Internet telephony service
- Schools:** 2km* to School bus pickup for Canowindra (Year 12)
2km* to School bus pickup for Forbes (Year 12)
- Country:** 630 acres* cultivation
300 acres* open & lightly timbered grazing country
550 acres* timbered & lightly timbered grazing country
- LGA:** Cabonne Shire
- Council Rates:** \$2,224 p/a*



- Carrying Capacity:** Currently running 2,500 Merino Ewes plus cropping
Estimated at 5,500 DSE
- Cropping & Pasture:** 230 acres* Grazing Wheat
64 acres* Lucerne
35 acres* Lucerne & native pasture
150 acres* of grazing Canola
135 acres* of self sown Oats
Historical cropping rotation of 200acres* each of wheat,
oats & canola
- Lime:** 1 tonne p/acre of Lime applied to 630 acres* in Feb 2018
80 tonne of Lime applied in 2023
- MAP:** 90kg p/ha applied at sowing to all crops
- Paddocks:** Fenced into 11 Paddocks
7,500mtrs* of new fencing since 2017
- Water:** Well watered with 20 Dams
*1 x Dam capacity of 20Meg**

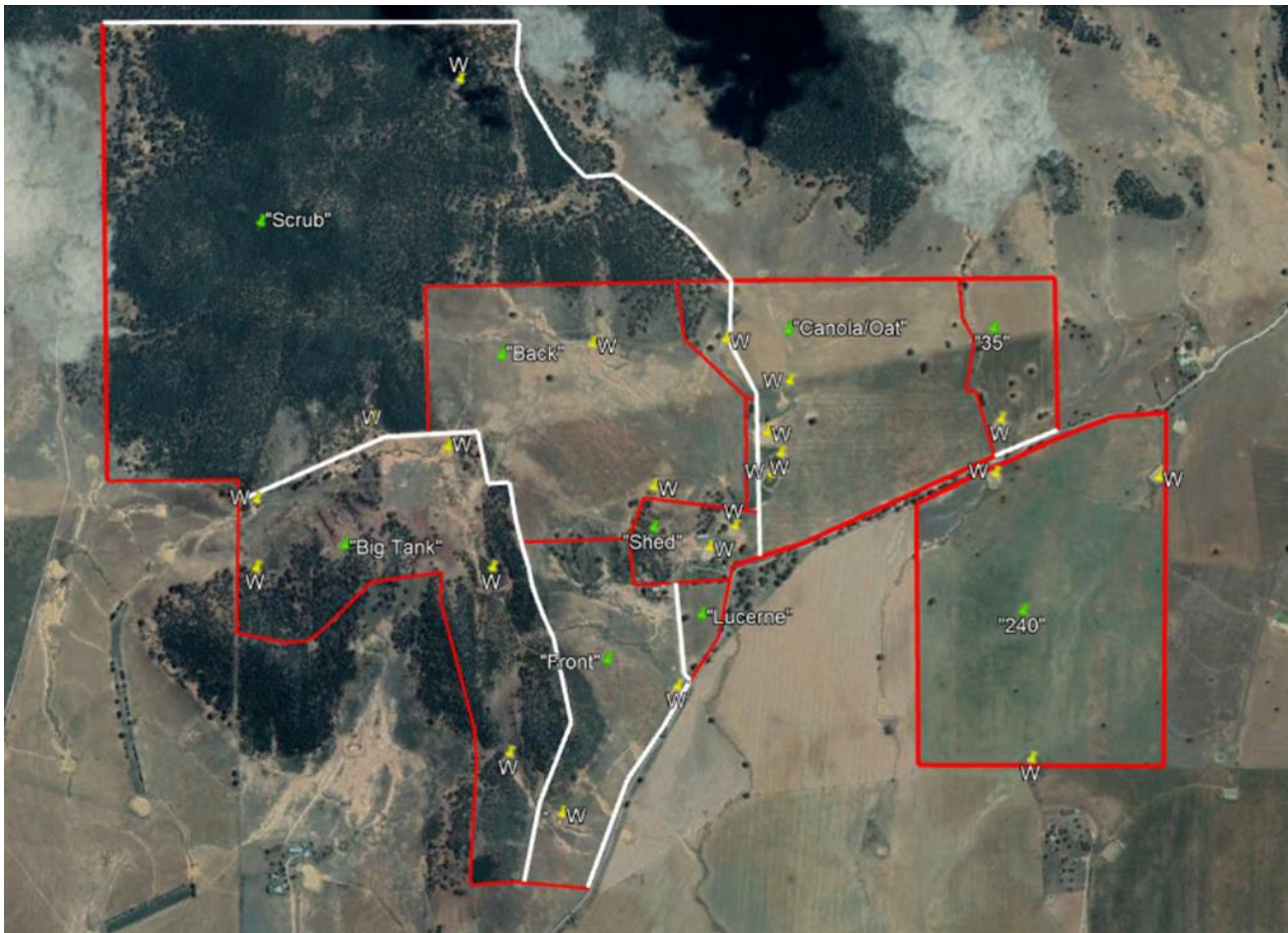


Improvements:

Dwelling 1
Four bedroom, 2 bathroom main residence
Dwelling 2
Two bedroom, 1 bathroom secondary residence
In need of renovation
Car Garage
*60 sq mtrs**
Machinery Shed
*450 sq mtrs**
Storage Shed
*130 sq mtrs**
Shearing Shed
2 Stands

Stock & Plant:

Included in the sale are:
4 x 2017 – Model 2800 Sealed - 75 tonne HE Silos
1 x 25 tonne Kotzur silo
1 x 20 tonne silo



NB: Red line denotes boundary & internal fencing* - White line denotes new fencing* - W denotes Water /Dams

Asking Price: \$5,200,000 + gst if applicable

Inspections: **Strictly by Appointment Only**

Exclusive Selling Agents Key Property Group
Advisory – Transactions - Valuations
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* approx // ** Bureau of Meteorology

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