



NOORAMA, CUNNAMULLA

"NOORAMA STATION" SHEEP, WOOL AND CATTLE - 105,000 ha - 260,000 ac - One of QLD's finest pastoral holdings

105,000.00 hectares, 259,455.00 acres

Renowned for its sheep, wool and cattle production, Noorama Station is a highly developed enterprise situated in a district which has long been considered as one of the most prolific pastoral regions in the country, just north of the NSW border.

- In the heart of the "Salad Bowl" south east of Cunnamulla
- Specialising in sheep meat, wool and beef cattle production
- 80,000 DSE in season*, includes breeding, backgrounding, finishing and agistment
- An excellent balance of country with significant production capacity
- Open Mitchell grass plains, Coolibah, belts of Gidyea and Brigalow
- Extensively watered, 11 bores, beneficial flood out from 3 creek systems
- Significant working improvements throughout
- Several shearing sheds, shearers quarters, sheep and cattle yards
- Modern homestead and staff accommodation of an exceptional standard
- Internal road system for centralised and efficient management

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: For Sale

INTERNET ID: 13462168

SALE DETAILS

Offers to Purchase

CONTACT DETAILS

Elders Dubbo Rural

37 Bourke Street
DUBBO, NSW
02 6883 1800

Richard Gemmell
0428 164 672

- Regular capital reinvestment for ongoing development and efficiencies.

Rarely does a property of this calibre present itself to the market combining with such a favourable outlook for livestock and wool in the Australian rural industry. For sale by Offers to Purchase with full particulars available to genuine sale participants from the selling agents. Richard Gemmell 0428 164672 and Dick Allpass 0417 070418

- Land Area 105000 hectares

PROPERTY OVERVIEW

Location details	110km south east of Cunnamulla
Land Use	Grazing, Pastoral/Stations
Grazing	Very suited to sheep and wool production along with cattle and the addition of goats.
Description of Country	Open Mitchell grass plains and flooded Coolibah, sand hills timbered with Cypress, Wilga, Supplejack, also Gidgyea and Brigalow country with red soils throughout, all considered very sweet grazing country.
Improvements	Architecturally designed homestead and staff accommodation of an exceptional standard, shearing sheds, shearers quarters, sheep and cattle yards, large steel frame machinery shed plus other service sheds, RFDS rated aircraft landing strip and hanger, internal road system for centralised and efficient management.
Other Improvements	Sheep Yards, Cattle Yards
Yards	Sheep, Cattle
Fencing	Fenced into 68 main paddocks and 16 holding paddocks. Fencing comprises of a mix of both exclusion, suspension and older fencing.
Number of Paddocks	68

WATER/IRRIGATION

Water Supplies	Tanks, Bores, Creeks
Comments	A system of 11 equipped bores throughout the different sections of the station provide coverage to watering points via numerous tanks and troughs. Three creek systems (Noorama Creek, Warrambah Creek and the Widgegoara Creek) traverse the aggregation with a number of permanent and semi-permanent water holes.
Irrigation	Overland flow irrigation licence can water approx. 300 ha of pasture.

REGIONAL FACILITIES

Nearest Regional Centre	Cunnamulla
Distance from Centre	110.00 kilometres
Air service	Several Weekly
Mail service	Twice Weekly
Road to property	Sealed bitumen road from Cunnamulla to the station. Formed gravel road to the homestead.

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession
Shire/District Council	Paroo Shire

HOMESTEAD

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.

Description	Architecturally designed within 4 hectares of landscaped lawns. Comprising of a four bedroom Manager's residence and Guest quarters together with the Office and School room, Laundry and Garage. Jackaroos quarters, recreational and covered entertaining area, inground swimming pool and tennis court.
Construction	Other
Bedrooms	0
Bathrooms	0
Office	Office available

LIVESTOCK

Livestock carried	Sheep, Cattle, Goats
Additional comments	80,000 DSE in season*, includes breeding, backgrounding, finishing and agistment.







