

**1 Adavale Lane, Goonumbla, NSW, 2870**



**Rural For Sale**

Tuesday, 26 November 2024

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Type: Rural



Paddy Ward

## 'Part Myall Dell'

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An attractive sized, affordable block close to Parkes and the North Parkes Mine. Get into the rural property market with this place or add on to your current property or first farm!

### Size:

223.1hectares\* / 551acres\*

Freehold land

### Location:

Located in the Bruie Plains district.

Trundle: 21km

Parkes: 50km

Dubbo: 120km

North Parkes Mine: 15km

Forbes: 65km

### Country:

Soil ranges from Red to brown clay to sandy ridges. Timber includes kurrajong, box, rosewood and ironbark. Owner has been running cattle and sheep on the property and growing crops. Property is approximately 75% arable with good open country coupled with a sandy ridge. There are no yards, however there is good access off the Adavale lane and portable stock yards are an option for the block.

### Water:

- Average annual rainfall is 565mm

- 4 dams

- Unequipped and untested bore hole

Call Paddy Ward today, this property will not last long!