



**'Combo Farm' - 287 Acres + Full Brick Home**



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## 229 Combo Road, Maryvale

### Auctioned

A renowned parcel of red basalt derivative soil with the whole holding arable. Officially known as Lots 3 DP 533086 and Lot 240 DP 754318 an area of 116.5 hectares or 287.8 acres. The property is located 17 kms from Wellington and 28 kms from Dubbo with the village of Geurie only 5 kms away. 'Combo Farm' is subdivided into 11 paddocks with internal fencing in good order.

This year 78 hectares is sown to wheat and the remainder for the last three years has been pasture improved with L70 lucerne, cavalier spineless medic, tower tall fescue, zuluman arrow head clover and premier digit.

Well watered by a solar power bore pumping to troughs and 2 large dams. Carrying 300 ewes or 30 cows.

Improvements include a very comfortable 3 bedroom double brick home with lounge, dining and family room, 2 bathrooms, laundry and pleasing kitchen. Extensive rural views can be seen from all rooms. 20,000 gal concrete rainwater tank and bore water to house.

Other improvements are a six bay (18 × 7.5 metres) steel machinery shed, a steel shearing shed (18.5 × 10 metres) with internal yards and room to house tractors and grain bins, sheep yards inside shed and outside with loading ramp, cattle yards with loading ramp and crush, 2 steel

<b>Property ID:</b>	L25180647
<b>Property Type:</b>	MixedFarming
<b>Garages:</b>	3
<b>Land Area:</b>	116.5 hectares

**Ross Plasto**  
0428636289  
rhwellington3@bigpond.com

silos.

'Combo Farm' is a well presented property in a perfect position with splendid rural views and good improvements, we recommend an inspection.

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