

NEW  
LISTING



31596ac

12.787ha

## Bahloo Coolabah NSW

26 Km West of Coolabah & 100Km West of Nyngan with Mitchell Highway frontage.  
3 BR Homestead with large enclosed verandah, evaporative AC & heater plus 2BR Cottage with RC air & heater.  
2 BR fully contained Workers Quarters with RC air & roof with decking.  
3 stand 12m x 28m raised board Woolshed, not equipped with portable yards.  
Machinery shed 20m x 42m plus additional 7m x 20m shed & elevated silo.  
Watered by 12 dams & with 5 trap yards, fenced into 10 paddocks with 8/90/30 hinge joint.  
5 Rainwater tanks to 145,000 litres & 13.02 Kw solar system connected to the grid.  
PVP current to Oct 2026. Up to 2400ha can be developed for farming, 1650ha now cultivated & 180ha chained.

Remarks : " Bahloo " has had extensive works completed by the current owners, cultivation country, farm improvements including sheds, fencing & waters are to a high standard. Well suited to all livestock activities & complimented by farming, you will be impressed.

### Auction

Auction Plus 11am Wednesday 30th  
November 2022  
[nutrienharcourts.com.au/LNY2789](https://nutrienharcourts.com.au/LNY2789)  
Nutrien Harcourts Nyngan

**Phillip Wallace**

**M 0427 487 985**

[phillip.wallace@nutrien.com.au](mailto:phillip.wallace@nutrien.com.au)