

# "Shannondore" Bunnan via Scone

Mon Apr 29 2024



✚ 588.6HA (1454 Acres)

**SOLD!**

“Shannandore” is an outstanding holding which has been extensively improved over recent years by the current owners.

AREA	588.6HA (1454 Acres)
LOCATION	40km west of Scone and just 315km from Sydney in the renowned Bunnan area.
COUNTRY	A well balanced property with the topography ranging from alluvial irrigation flats to undulating grazing hills. Soils range from rich black to red basalts with sandstone outcrops. Approximately 400 acres are arable with 140 acres under irrigation, established to cutting Lucerne and forage crops. “Shannandore” has a strong fertilizer history and is currently carrying a large body of quality feed. Timber is mainly Box and Ironbark providing good shade and shelter for livestock.
IRRIGATION	2 equipped licenses totaling 345 mega litres supplying a 70 acre T&L Pivot Irrigator with 2 anchor pads.
WATER	A feature of “Shannandore” is the double frontage to the permanent Wybong Creek plus dams, springs and 2 equipped bores servicing a trough system with water in every paddock.
FENCING	Well fenced into 15 paddocks plus holding paddocks.
IMPROVEMENTS	A well-presented renovated 3 bedroom with ensuite off the main, office, open plan kitchen family room complete with polished floors, wood heating, verandahs overlooking Wybong Creek and a double garage. 5 bay steel machinery shed with lockup Workshop, 2 Hay Sheds “ 25m x 10m and 20m x 12m, 3 Silos with approximately 150 ton capacity, new Steel Cattle Yards with an undercover work area and vet crush, Plus timber Cattle Yards.
PRODUCTIVITY	Currently running an outstanding Angus Stud and commercial operation.
REMARKS	

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“Shannondore” is an outstanding holding which has been extensively improved over recent years by the current owners. A quality breeding and fattening property with developed irrigation for genuine sale and available complete on a WIWO basis with a superb Angus Stud and commercial herd plus a modern and well maintained farming plant. Inspection highly recommended.