

Sold



300 Boundary Road, Coolamon Via, Wagga Wagga



1014 ACRES. 410 HA . HOME-SHEDS-YARDS .MIXED FARMING(ADDITIONAL 648 ACRES AVAILABLE)

17km South west of

Coolamon. 50 km Wagga Wagga

Marieholm Town water. 420

acres Croziers 594 acres

ADDITIONAL 648

ACRES COUNTRY AVAILABLE

The Munro Family have been farming in the Coolamon District since 1880

Principally undulating red loam soils . Shade timber of Cypress Pine, Yellow and Grey Box.

RAINFALL 488 mm Historic Coolamon Average

Marieholm Home, utility shed and woolshed plus 2.5 KVA solar panels

Subdivided into 10 paddocks. Fencing ranges from reasonably new Steel and Hingejoint to older Concrete posts, steel, netting and ringlock.

4 Dams. Town water connections to tank reticulating to home and 5

1,014.00 ac

Price	SOLD
Property Type	Residential
Property ID	26
Land Area	1,014.00 ac

Agent Details

Bob Wheeler - 0429 100 502

Office Details

Riverina Livestock Agents Pty Ltd  
57A Gurwood St Wagga Wagga  
NSW 2650 Australia  
02 6931 7423



**RLA**  
riverina livestock agents  
*the boys in the know*

troughs

**Marieholm.** Comfortable 5 bedroom fibro home. Kitchen with electric oven and gas cooktop, dishwasher, breakfast bar. Living room , dining room, lounge room. Office. 3 reverse cycle airconditioners. Slow combustion heater. 2 bathrooms. Enclosed verandah with laundry. BBQ area. Functioning meat house with coolroom. Rainwater Tanks. Town water connected.

### **Structural**

### **improvements**

4 stand woolshed with new Electric overhead gear. Steel and mesh sheep yards, steel cattle yards. Barn, Machinery shed 60 x 25 with power, Bulk Grain shed with bitumen floor 50 x 25. Utility shed with skillion, power connected, small concrete bay. Enclosed utility shed with power.

Rates approximately \$3800 Forest

Lease \$385.44

### **Services**

School bus to Ganmain Primary on Brushwood Road corner, School Bus to Coolamon Primary and Secondary (7kms Millwood Road) Grain Receival at Brushwood 7 km.

**Livestock Markets.** Weekly at Bomen Wagga. Cattle Mondays, Lambs and Sheep Thursdays.

**Airservices:** Number of daily flights from Wagga to Sydney and Melbourne.

**Rail** Wagga to Sydney and Melbourne Daily.

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