



## FOR SALE

### "UPSAN DOWNS" (619HA) DELUNGRA PREMIUM BASALT FARMING AND GRAZING

Featuring 690 ac of premium developed Delungra basalt soiled farming country, currently sown to chickpeas and winter cereals, with balance productive grazing country with a carrying capacity of 120 to 140 cows and calves in addition to the premium farming country . Water is a feature with long frontage to Warialda and Boundary Creeks, 3 dams, 3 poly holding tanks reticulating to stock and domestic supply. Improvements include 3 brm cottage currently tenanted and a good set of steel cattle yards with crush and loading ramp.

A competitively priced piece of premium Delungra country well watered and suited to the full range of summer and winter crop rotations from dryland cotton, corn and sorghum through to winter cereals and pulses in addition to its grazing ability.

3 BED | 1 BATH | 3 CAR

PRICE:  
\$4,990,000

OPEN FOR INSPECTION:  
N/A



**Andrew Lee**  
**0428426507**  
andrew.lee@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)