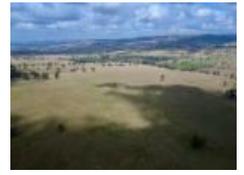


"Gummun" Coulsons Creek Rd, Merriwa, NSW 2329

Guide \$3.99M

Mixed Farming



"Gummun" Productive Country with River & Creek frontage

"Gummun" comprises approximately 436 hectares (1,077 acres*) of quality country, ideally suited to mixed farming, pasture development or fodder production.

Open for Inspection

By Appointment.

Benefiting from frontage to the Merriwa River and dual frontage to Coulsons Creek, the property features fertile chocolate and black river flats country that transition into productive valleys and gently rising and undulating grazing hills. A substantial portion of the holding has been previously cultivated, presenting excellent scope for continued cropping programs or the establishment of improved pastures.

Held within the one family for more than 45 years, the property has been successfully operated as a cattle breeding and fattening enterprise, reflecting both the reliability and productivity of the country.

Offered without major structural improvements, "Gummun" provides a clean-scale holding with flexibility to develop infrastructure to suit individual operational requirements.

Water Infrastructure Includes:

- Frontage to Merriwa river and double frontage to Coulsons Creek
- Reticulated water system (largely intact, requiring attention to ensure optimal reliability)
- Note (There is a 60 MEG WAL) across the aggregation that can be split as per negotiation)

Infrastructure includes:

- Hay shed
- Machinery shed
- 2 Silos
- 2 sets of cattle yards including sheep yards

With secure water, fertile soils "Gummun" represents a complete and versatile rural holding suited to breeding, backgrounding or mixed farming pursuits.

Listed By

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