

"Jemalong" Collier Rd, Coolah, NSW 2843

Guide \$7.7 - \$8.2M

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"Jemalong" Picturesque, Productive & Primed For Your Livesto

"Jemalong" is a premier rural property located in Coolah, NSW. Spanning 969.92 hectares (2396.73 acres), this picturesque property stands out with its lush, productive landscapes and meticulous management for over 26 years. Positioned just 15 minutes from Coolah and within reach of Mudgee and Dubbo, "Jemalong" offers an ideal combination of accessibility, productivity and tranquility.

Open for Inspection

By Appointment.

The property features diverse topography, including Collier Creek flats, sloping hills and plateaus, with elevations ranging from 500 to 700 metres above sea level. The soil profile consists mainly of heavy black basalts, with some brown and sandy loams.

"Jemalong" boasts outstanding water resources, including nine dams, spring fed gullies, a reticulated watering system supplying 16 concrete troughs and multiple operational water sources such as two equipped bores and a well. The area benefits from an annual rainfall of 688 mm.

"Jemalong" has 22 paddocks divided by mostly new fencing, including electric fencing provisions. For 25 years, "Jemalong" has thrived as a cattle grazing enterprise, specialising in breeding and fattening large frame Hereford cattle, focusing on quality and environmental harmony.

Approximately 250 acres are designated for cultivation, with 67 acres devoted to winter and summer fodder crops.

The homestead is thoughtfully designed with three bedrooms & 2 bathrooms, office, multiple living areas and a charming garden. The home boasts stunning views. Additionally, a self-contained two-bedroom, one-bathroom granny flat is attached to the homestead.

Additional infrastructure includes an 18 m x 12 m three-bay machinery shed, a workshop, a hay shed, a two-stand shearing shed, and two sets of steel cattle yards, all connected by a well-planned laneway system.

"Jemalong" is situated in a prestigious and sought-after district known for its exceptional agricultural potential. With its lush landscapes, meticulous management, and top-notch facilities, this property offers an excellent opportunity for those seeking a productive and reliable environment for livestock operations.

Contact us today for a copy of the information memorandum and to arrange your own private inspection.

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