

"Kanowna" 6216 Goolhi Road Mullaley , Gunnedah, NSW
2380

Auction

Mixed Farming 4  3 



"Kanowna" Productive, Proven & For Genuine Sale

"Kanowna" represents an outstanding mixed farming and grazing enterprise, ideally positioned in the highly productive Mullaley district on the edge of the renowned Liverpool Plains in Northern NSW.

Located just 18km west of Mullaley and approximately 55km southwest of Gunnedah, the property enjoys excellent accessibility via the Oxley Highway and Goolhi Road, providing convenient access to major agricultural services, livestock markets and regional infrastructure.

Comprising approximately 834.1 hectares (2,061 acres), "Kanowna" offers an excellent balance of soft arable country and fertile grazing land. Rich basalt soils, including black, chocolate brown and red profiles, provide a strong foundation for pasture production, fodder cropping and intensive grazing.

The property has been carefully developed and managed, with 49 well-fenced paddocks supported by an efficient internal laneway system, allowing for easy livestock movement and making "Kanowna" particularly well suited to rotational grazing.

Traditionally operated as a productive backgrounding and fattening enterprise, "Kanowna" also offers genuine versatility as a breeding property, with the owners estimating a carrying capacity in the order of 300-350 cows and calves.

Water security is a standout feature. Two equipped bores pump to elevated header tanks, supplying an extensive reticulation system to numerous concrete stock troughs throughout the property and providing a reliable year-round stock water supply.

Improvements include a comfortable four-bedroom homestead, well-constructed and functional cattle yards, together with a range of practical working infrastructure supporting the ongoing agricultural operation.

With 2,061 acres of productive and versatile country, excellent water infrastructure and a highly regarded Liverpool Plains location, "Kanowna" presents an increasingly rare opportunity to secure a substantial and well-developed agricultural holding.

Get in contact to organise your own private inspection.

Open for Inspection

By Appointment.

Auction Details

15/10/2026 at 12:00 AM

Listed By

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