

"Yallambee 92 Yallambee Rd, Cassilis, NSW 2329

EOI | 5pm Thu 12th Nov, 2026

Mixed Farming 4  2  1 



The Ultimate Mixed Farming Powerhouse

"Yallambee" is a blue-ribbon farming and grazing property, ideally positioned within the highly regarded Coolah/Cassilis district on the Talbragar River.

Comprising approximately 1,060 acres (417.7ha)*, Yallambee is a highly productive and well-balanced holding, with almost the entire property arable. This provides genuine flexibility across cropping, fodder production, cattle and sheep enterprises.

The country is predominantly rich, self-mulching black basalt-derived clay soils, with naturally high phosphorus levels and a long history of productive farming. The district enjoys a reliable split summer and winter rainfall pattern, averaging approximately 640mm annually, giving Yallambee the ability to take advantage of both summer and winter cropping opportunities.

Approximately 800 acres is suited to cropping and finishing. The property is currently sown to wheat, with further country prepared for sorghum. Oats, barley and canola have also been successfully grown as part of the property's crop rotation.

Water is a major feature of Yallambee.

The Talbragar River runs through the property, providing more than 3km of double frontage and forming an important part of the property's water resources. This is further supported by reliable bores and an established water reticulation system distributing stock water throughout the property.

The combination of reliable bore water, reticulation and extensive Talbragar River frontage provides an excellent water setup and gives the property a high level of flexibility when running livestock, particularly through the warmer months and during periods of lower rainfall.

The well-presented 4-bedroom, 2-bathroom homestead plus office is comfortably positioned within the property and provides an attractive family home. Yallambee is well set up as a working property, with improvements including a wool shed, machinery sheds, workshop, six silos, steel cattle yards and sheep yards. The cattle yards are conveniently positioned towards the front of the property, allowing easy access for trucks and practical livestock handling. Fencing throughout is in good condition and, together with the water infrastructure and working improvements, means the property is well set up to continue operating from day one.

One of Yallambee's real strengths is its ability to change enterprise depending on the season and market conditions.

Over the years, depending on the enterprise mix, the property has run approximately 400 cows and calves, 2,000 ewes and lambs, or up to 600 finished cattle, while continuing to produce grain. Note this is over the aggregation.

The combination of highly productive soils, extensive arable country, reliable water and established infrastructure provides plenty of options for an incoming owner.

Listed By

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