

3418 Castlereagh Hwy, Breelong, NSW 2827

Price Guide: \$1,500,000-\$1,600,000

Mixed Farming 4⁺ 2⁺



"Yarrowonga" - Productive Grazing Country with Scale, Water

There are properties that simply provide grazing country, and then there are properties that offer the complete package. With productive soils, reliable water, quality infrastructure and outstanding natural assets, "Yarrowonga" is one of those rare holdings that combines proven productivity with the relaxed lifestyle only the Central West can offer.

Open for Inspection

By Appointment.

Set amidst the picturesque rolling countryside of Central West NSW, "Yarrowonga" presents an outstanding opportunity to secure 449.60 hectares (1,110.98 acres) of Freehold land, complemented by an additional 36.2-hectare grazing lease. Combining productive grazing country, dependable water, quality infrastructure and a comfortable family homestead, this is a property that offers both immediate productivity and long-term potential.

Conveniently positioned just off the Castlereagh Highway in the Gilgandra district, "Yarrowonga" showcases expansive, well-established paddocks, excellent carrying capacity and the flexibility to support a range of livestock and mixed farming enterprises. Currently presenting in excellent seasonal condition, the lush green pastures create an impressive first impression and immediately reflect the productive nature of the country on offer.

Quality Country with Proven Performance

Approximately 70% of the property consists of productive creek flats through to gently undulating grazing country, featuring fertile grey to red sandy loam soils renowned for their structure, versatility and moisture-holding capacity. These productive soils provide an excellent foundation for pasture growth and sustainable grazing operations.

Natural timber belts of scattered Kurrajong, Ironbark, Pine and Yellow Box provide welcome shelter for livestock while enhancing the property's scenic appeal. Pastures comprise a combination of established tropical species together with productive native grasses, creating a reliable feed base throughout the seasons. With a history of comfortably running approximately 80 breeding cows with offspring being carried through to feedlot entry weights and with further clearing and pasture improvement, would see a marked improvement in carrying capacity.

Water Security

A dependable water supply is one of "Yarrowonga's" greatest strengths. Wallumburrawang Creek forms part of the property's boundary, while a windmill-operated bore reticulates water to stock troughs across the western end of the property. This is further supported by eight strategically positioned dams, providing excellent stock water throughout the property.

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