

955 "Wirringulla" & "Gummun" Rd, Merriwa, NSW 2329

E.O.I Close 21st November

Mixed Farming 5  2  2 



"Wirringulla" & "Gummun" Aggregation - Highly Productive Cou

977.3 Ha | 2,414 Ac - Merriwa Upper Hunter Valley, NSW

To be sold by Expression of Interest - Closing Friday 21st November 5pm

Available as a whole or as individual holdings

Open for Inspection

By Appointment.

An outstanding rural holding in a tightly held district, the "Wirringulla" & "Gummun" Aggregation presents a rare opportunity to secure productive country with exceptional water security, reliable access and proven livestock capability.

Conveniently accessed via the Golden Highway, the properties sit just outside Merriwa - a thriving rural community in the Upper Hunter Valley renowned for its prime cattle country, productive farming land and welcoming local spirit. Both "Wirringulla" and "Gummun" enjoy tar-sealed road frontage along Coulson Creek Road, providing safe and reliable all-weather access for transport and operations.

The aggregation offers a highly versatile landscape blending productivity with scale, featuring fertile Merriwa River and Coulson's Creek flats with rich chocolate and black soils that gently rise through productive valleys to undulating grazing hills. Approximately 30-40% of the land is arable and has been historically farmed, making it ideally suited to mixed farming, pasture development and fodder production.

Water security is a standout attribute, with substantial frontage to both the Merriwa River and Coulson's Creek, a 60-megalitre unregulated water allocation from the Merriwa River Water Source, two wells, one bore, multiple concrete troughs, and several earth dams, all supported by an average annual rainfall of 661mm. Much of the former reticulation infrastructure remains in place and could be reinstated or renewed under new management.

The property is well serviced, with a daily school bus to local schools and into Scone, daily mail delivery, nearby medical and shopping facilities in Merriwa, and additional rural services including weekly cattle sales and supply depots available in Scone just 40 minutes away.

Under the stewardship of one family for over 45 years, the aggregation has been successfully operated as a cattle breeding and fattening enterprise, currently estimated to carry 300-330 cows and calves with further upside through pasture improvement and fencing upgrades. Divided into seven main paddocks, the fencing ranges from good to serviceable, with some internal divisions requiring reinstatement, allowing the next owner to implement their preferred grazing systems.

Listed By

Jenah Davis

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