

1041 Balladoran Railway Road, Gilgandra, NSW 2827



Mixed Farming For Sale

Thursday, 9 May 2024

1041 Balladoran Railway Road, Gilgandra, NSW 2827

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 855 m2

Type: Mixed Farming



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Expression of Interest

LAWD is pleased to present for sale Astermead (the Property), a highly productive and well-appointed mixed farming property situated in the tightly held district of Gilgandra, within the Central West Slopes and Plains of New South Wales. Key Investment Highlights include Scale Encompassing three titles totaling 855.5* hectares (2,113.9* acres) Opportunity Current season crops included in the sale comprise 45* hectares faba beans, 140* hectares of barley, 26* hectares of oats & 42* hectares of oats under sown with lucerne. Additionally established lucerne, clover and native grasses provide a body of feed. Rainfall and Water The water security of the Property is a feature, being from multiple sources including a network of 20* surface dams with large catchments, creek frontage to Marthaguy Creek, rainwater storage for the homestead and a 240-volt equipped underground bore. Soils Good balance of soil types offering a mixture of black to grey self-mulching soils and red loams. Cropping and grazing rotations have been implemented for diverse income streams and soil improvement with crop areas ranging from 50%* to 78%* of the Property, previous cropping rotations have included wheat, barley, oats, faba beans and chickpeas. Fertiliser history has been consistent with 40* kilogram Urea and 60* kilogram MAP applied to all cereal crops. Carrying Capacity Estimated carrying capacity of 3,000* Dry Sheep Equivalents. Homestead The five-bedroom homestead offers comfortable living with improvements in recent years. The modern kitchen includes an island bench, extensive cupboard space with soft closing drawers, pantry, dishwasher, electric oven and rangehood. An open plan living room is located in the centre of the home with views across the lush gardens, new vinyl plank flooring has been installed with timber flooring in the remainder. The five-bedrooms offer built-ins with an additional smaller living room plus an office providing plenty of space to grow. Insulation has been installed throughout the ceiling of the entire homestead offering reduced heating and cooling costs with a combustion wood heater located at the centre in the living room and ducted evaporative air-conditioning providing year-round comfort. Fencing The Property benefits from the vendor's constant focus on investment and fencing upgrades. Divided into 15* main paddocks fencing is of a high standard and is considered stockproof. Operational Improvements- 12* metre by 16* metre concrete floor workshop- 15* metre by 20* metre machinery shed- Two-stand shearing shed- Steel sheep yards and draft- Raised chemical shed- 75* tonne elevated silo- Two 40* tonne elevated silos- Two nine* tonne elevated seed silos- Seven 30* metre by six* metre secure poultry enclosures- Four 20,000* litre rainwater storage tanks Location Astermead is conveniently located being only 15* kilometres to Gilgandra, 54* kilometres to Dubbo, 380* kilometres to Newcastle and 440* kilometres to Sydney. Sale Process Astermead is for sale by Expressions of Interest closing 1pm (AEST) 02/07/2024. Detailed information memorandum available. Mark Mudford Sales Executive +61 419 637 543 markmudford@lawd.com.au Col Medway Senior Director +61 428 481 243 colmedway@lawd.com.au *approximately