

123 Barnes Road, Eugowra, NSW 2806



Mixed Farming For Sale

Thursday, 9 May 2024

123 Barnes Road, Eugowra, NSW 2806

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 201 m2

Type: Mixed Farming



Elders Real Estate Corporate

02 6852 5999

Auction 26th June 2024 11.00am

'CHAPLETON' 201.75 HA | 498.5 AC Situated on Barnes Lane Eugowra, NSW with additional high production potential and an impressive *2.34km frontage to the Lachlan River. • 'Chapleton' is *9 km southwest of Eugowra and *60 km from Forbes and Cowra. • The property spans 201.75 hectares (498.5 acres) and boasts a long 2.34 km frontage to the Lachlan River forming its southern boundary. Three existing works approvals have been deactivated however can be reactivated as required. • Paddocks and Fencing: There are 10 paddocks on the property, featuring a mix of electric and conventional fencing. • Land Use: Approximately 71 hectares consist of elevated red sandy loam, currently sown with Oats. • The remaining 130 hectares comprise excellent undulating alluvial river flats, offering opportunities for various horticultural, cropping, and grazing enterprises. • Irrigation: While 'Chapleton' is primarily a dryland operation, 64 hectares have been previously lasered for border check irrigation. Paddock 11 has a mainline running through the centre previously used for side roll sprinkler system. A later irrigation design has incorporated a centre pivot in paddock 11 & 8. • An additional 80 hectares have been irrigated using either side roll or hand shift pipes. • The sale includes 123 megalitres of Lachlan River Water. • Improvements: A comfortable 4-bedroom air-conditioned brick home with solar panels is situated on the high ground. • Steel-framed hay shed enclosed on three sides and steel cattle yards. 'Chapleton' would be an ideal standalone property or can serve as an add-on to an existing one. Inspection by appointment with the exclusive selling agent only. *Approx