

**1458 O'Learys Lane, Tomingley, NSW 2869**



**Mixed Farming For Sale**

Friday, 3 May 2024

1458 O'Learys Lane, Tomingley, NSW 2869

Area: 169 m<sup>2</sup>

Type: Mixed Farming



Mark Mudford  
0419637543

**\$420,000**

LAWD in conjunction with Delta Pollard is pleased to present for sale 1458 O'Learys Lane, Tomingley NSW (the Property). A mixed farming and lifestyle opportunity situated in the Central West region of New South Wales. Key investments Include: AREA 169.9\* hectares (419.8\* acres) SCALE Estimated carrying capacity at 400\* Dry Sheep Equivalent The current operation consists of 200\* merino ewes and progeny with seasonal goat harvesting. TOPOGRAPHY The Property comprises gentle undulation rising to the east with Goobang National Park Frontage. TIMBER Approximately 30% of the property is lightly timbered with Pine, Box, Ironbark and Kurrajong. SOILS Red sandy loams with heavier clay sections. WATER Watered by two\* earth dams located strategically, supported by 598\* millimetre average annual rainfall. FENCING Majority of fencing is in stock-proof condition with improvement recommended. LOCATION Conveniently located 12\* kilometres to Tomingley, 65\* kilometres to Dubbo and 65\* kilometres to Parkes. SALE PROCESS 1458 O'Learys Lane, Tomingley NSW is for sale by Private Treaty Further details are available on request. Inspections by appointment only. For full details contact the below personnel. Mark Mudford LAWD Sales Executive 0419 637 543 markmudford@lawd.com.au Tom Pollard Delta Pollard Livestock 0475 557 650 tpollard@deltaag.com.au \*approximately