

**1729 North Star Road, Warialda, NSW 2402**



**Mixed Farming For Sale**

Wednesday, 29 May 2024

1729 North Star Road, Warialda, NSW 2402

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3497 m2**

**Type: Mixed Farming**



George Barton  
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## Expression Of Interest

LAWD is pleased to present for sale Postmans (the Aggregation), a quality mixed cattle breeding, finishing and cropping platform situated in the Northwest Slopes region of New South Wales (NSW). Key investment highlights include: Scale and Topography Presently carrying 590\* mixed breeder cattle and 630\* trade cattle, with an estimated carrying capacity of 21,000\* Dry Sheep Equivalents (DSE) including 2,156\* hectares developed for dryland cropping. Topography across the Aggregation is slightly undulating throughout, rising to areas of cleared plateaued grazing. The Property ranges in elevation from 346\* metres Above Mean Sea Level (AMSL) to 456\* metres AMSL. Soils and Pastures Soils comprise a combination of heavy black self-mulching to chocolate brown with sections of red-brown earths. The Aggregation benefits from a balance of improved pastures (465\* hectares) combined with open native grasses (848\* hectares) with the remainder (2,156\* hectares) being cultivation. Water The Aggregation is securely watered from several independent water sources. Water is supplied via three\* bores equipped with electric and solar pumps, 24\* earth catchment dams and a large 200\* megalitre storage dam, benefiting from a reliable annual average rainfall of 685\* millimetres. Fencing The Aggregation is fenced into 47\* paddocks, structurally well-fenced and suitable for maintaining beef production. A key highlight of the Aggregation is the 15\* kilometres of internal laneway fencing strategically designed for the efficient movement of livestock and vehicles. Currently being completed on the Aggregation is 13\* kilometres of internal and boundary fencing with 6.8\* kilometres being exclusion fencing on the northeastern boundary. Operational infrastructure Operational infrastructure to support beef and cropping production includes, machinery sheds/ workshops (three), cattle yards (four), grain silos (nine) and various other storage options. Accommodation Multiple accommodation options including the main four-bedroom homestead on Brentwood renovated in 2022, circa 1880\* hand-built stone homestead on Postmans and two other staff dwellings situated on Postmans and Yarran. Location Conveniently located 39\* kilometres north of Warialda and 94\* kilometres north-east of Moree. FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST) THURSDAY 11 JULY 2024\* Approximately