

1900 Nangus Road, Nangus, NSW 2722

Mixed Farming For Sale

Tuesday, 14 May 2024

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Area: 438 m2

Type: Mixed Farming



Liam Griffiths
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Sam Triggs

Expression of Interest

Inglis Rural Property is pleased to exclusively present Rivendell, a highly productive mixed farming enterprise on the edge of Gundagai in the renowned South-West Slopes region of New South Wales. AREA 438* hectares (1,082* acres).

LOCATION Ideally located only 20* kilometres from Gundagai, 60* kilometres from Wagga Wagga, 178* kilometres from Albury and 396* kilometres from Sydney. **LAND** The property comprises 2 parcels known as Rivendell (592.5* acres) and Rivendell North (490.4* acres), with both offering a quality balance of fertile, red loam soils with 55*% arability. Ideal for multiple enterprises including cash/grazing crops, hay and livestock production. **PRODUCTION** Highly productive and fertile land with strong history of management exhibiting high-density stocking rates as demonstrated by current stock numbers and cropping program. Estimated carrying capacity of approximately 300* breeding cows or 4,500* - 4,800* DSE. **EXCELLENT WATER** Features a sophisticated stock and domestic water system with a newly installed solar pump. 1 x bore, with water stored and supplied by a reticulated tank and trough system along with a network of 14 gravity catch earth dams. **RIVENDELL HOMESTEAD** A modern architecturally designed 4 bedroom plus study, 2-bathroom brick homestead with multiple living areas, and outdoor entertaining, set in a commanding position overlooking Murrumbidgee River flats. **SUBDIVISION POTENTIAL** The property comprises 2 road frontages (Nangus Road and Oakhills Road) with 3 freehold titles, providing a ready-made opportunity to subdivide. The zoning allows minimum subdivision area of 40 hectares (100* acres). **IMPROVEMENTS** The property is extensively developed with a full spectrum of working infrastructure. Improvements include a 4 -stand shearing shed, all steel sheep yards, all steel cattle yards with vet crush, large steel machinery shed, workshop and 8 x silos. **SALE DETAILS** Rivendell is being offered for sale 'As-A-Whole' or as separate parcels via Expression of Interest closing on Thursday 27th June 2024 at 4.00 pm (AEDT). *approximately