

223 Morans Road, Bribbaree, NSW 2594



Sold Mixed Farming

Wednesday, 28 February 2024

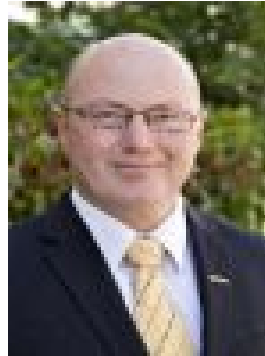
223 Morans Road, Bribbaree, NSW 2594

Area: 218 m2

Type: Mixed Farming



Christian Rowan
0427102458



Colin Durham
0263822991

Contact agent

"Merrylands" consists of 540acs* (218.6ha) and is situated on Moran's Road only 300 metres* East of the major grain receival centre at Bribbaree, 50ks Young*, 45ks Grenfell*, 60ks Temora*. Divided into 3 main paddocks the predominantly lighter red loam soils are easy to manage with good drainage whilst having excellent moisture holding characteristics. A conservative calculation estimates the land is 90% arable* ideally suited to modern cropping practices. * Strong lime and fertilizer history, solid pasture improvement, well-watered with 5 surface dams and seasonal creek* Excellent balance of country with a lovely aspect situated in a 550mm-575mm* rainfall district aspect.* 2 stand shearing shed with power connected and concrete storage area, also hayshed * The property is situated on the Moran's Road approximately 300m* East of the major grain receival centre at Bribbaree. "Merrylands" has been farmed in a sustainable rotation that has promoted good weed control, and practical fertilizer applications that ensure future crops. The property would make an ideal start up package or a sizable ad on block to improve efficiencies of scale. "Merrylands" is a superb rural holding suitable to a range of agricultural pursuits including cereal, legume, and oilseed production in addition to prime lamb, prime beef and wool enterprises. The property only becomes available due to a change in direction for the vendors and has been a proven performer, showing solid results year after year.*(approx)