

3703 Barooga-Tocumwal Road, Barooga, NSW 3644



Sold Livestock

Wednesday, 20 September 2023

3703 Barooga-Tocumwal Road, Barooga, NSW 3644

Bedrooms: 7

Bathrooms: 5

Area: 157 m2

Type: Livestock



Matt Childs



Shane McIntyre
0429557070

Contact agent

An iconic rural estate of the Southern Riverina CBRE Agribusiness is delighted to have been appointed to present 'Barooga Station' (the Property) for sale, a historic rural estate, on the banks of an anabranch of the mighty Murray River in the prestigious Southern Riverina Region of NSW, Australia. This fertile region is renowned for its cropping, livestock breeding, and grazing, due to its climate, soil types, proximity to rural services and its iconic rural communities. Rarely are properties of this calibre offered for sale within this region. The Property comprises approximately 157 hectares* (387.5 acres*) with 70%* (110 hectares*)(270 acres*) classed as high quality arable/grazing area, which has historically been used for livestock grazing and, more recently, winter cereals and oil seeds. Some of the Property's features include fertile and alluvial sandy soils, high rainfall reliability, a large irrigation water entitlement, historic character, quality working improvements and a spectacular lifestyle within the Murray River region. With a carrying capacity of 1,500 DSE*, the Property is a superb balance of deep, well-drained, sandy loam soils with sheltered naturally timbered grazing with frontage to a Murray River anabranch. 'Barooga Station' is located less than 4 kilometres* from the Barooga/Cobram townships and only 10 kilometres* from Tocumwal, making this opportunity an undeniably rare offering. The Property, and associated water entitlements, is for sale by private treaty. FULL INFORMATION MEMORANDUM AVAILABLE UPON REQUEST

The key features are:- A landmark and historic pastoral property with a strong family history and reputation- Ideal balance of fertile sandy loam alluvial soils- Opportunity to develop significant further irrigation capabilities- Ground water (741 units) and general-security water available, if required- A magnificent historic homestead with supporting farming infrastructure- An extensive frontage to Murray River anabranch which offers picturesque views and recreation- Significant scale with approximately 270 acres of arable land and approximately 117.5 acres of native river-side bush ideal for grazing, providing a unique river frontage aspect- Long frontage to a sealed bitumen road- Idyllic Murray River region location which enjoys a plethora of recreational and tourism options such as renowned golf courses, fishing and water skiing, award winning wineries and restaurants

Homestead:- 'Classic Revival' style- Ornate open fireplaces- Approximately 15 foot ceilings throughout most of the residence- Expansive original landscape windows- Spacious kitchen and adjoining meals area- Spectacular living spaces such as formal dining and 'ballroom'- A total of 6 bedrooms and 4 bathrooms in the main residence- An additional self-contained 1 bedroom workers cottage

Working Improvements:- Machinery Shed - Steel and corrugated tin (1,400 square metres*)- Hay Shed - Steel and corrugated tin (560 square metres*)- Garage - Rendered brick double lock-up garage (140 square metres*)- Cattle Yards - Circular steel yards with crush and loading ramp - Internal laneway connections

Please note: The adjoining 'Barooga Station West' (302.90 hectares* - 748.48 acres*) is also available either as one property or combined with 'Barooga Station'. *Approximately