

465 Ellangowan Myrtle Creek Road, Ellangowan, NSW 2470

Livestock For Sale

Wednesday, 24 April 2024



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Area: 518 m2

Type: Livestock



Alex Gibbon



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Contact Agent

Look at this very special and versatile property just waiting for a serious farmer ready to go large! Properties of this size and quality, with multiple income opportunities and within easy distance to all services at nearby Casino, don't come on the market every day.- Casino is among Australia's largest beef centres and the regional hub of a very large cattle industry with one of NSW's largest sale yards and processing works.- Comprising 1280 acres of rolling hill country and level plateaus, Noble Run has been owned by only 2 families in the past 130 years. The current owners have made numerous improvements in the course of running beef cattle here since 1989, including 8 fenced paddocks, 10 dams and 20 troughs, 6.5km of lane ways and steel yards with a capacity for up to 500 head and a new crush. On five titles, there are plenty of breathtaking house sites on the property. A well-built habitable Colorbond shed, 7.5X18 meters with a 14 meter high gabled roof, provides overnight accommodation, including bathroom, kitchen, wood-burning fireplace and 2 rainwater collection tanks with over 140,000 litres capacity. There is also a 20 X 10 meter tool and machine shed for tractors, feed, and other supplies. With a Private Native Forestry permit in place there is potential for income from timber, and the land would suit a variety of crops, including tea tree, macadamia or very lucrative native hardwood farming. Finally a TransGrid easement on the property offers the opportunity for a third income from wind and solar farming (identified).