

4841 Bedgerabong Road, Warroo, NSW 2871



Sold Mixed Farming

Monday, 11 September 2023

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Bedrooms: 4

Area: 266 m²

Type: Mixed Farming

\$1,771,600

Welcome to Serenity - 4841 Bedgerabong Road, Warroo! This property is a dream come true for those seeking a mixed farming opportunity. Boasting a prime location and good improvements, this is an investment opportunity not to be missed. Situated on Bedgerabong Road 50 km west of Forbes with sealed road frontage, this property offers convenience and accessibility with easy access to nearby towns and major transport routes, you'll enjoy the perfect balance of rural living and urban convenience. This 659-acre property is a mixed farming enterprise with a focus on livestock through the feedlot and cropping for livestock fodder. There is a 600 head licensed cattle feedlot with good water security from a domestic bore and a pipeline from the river. There is 200 ac of flood irrigation and a 280 meg general security license. Improvements include 4 bedroom home with woodfire and 2 x recycling air/conditioners, steel cattle yards, 2 x 40 ton silo and a 1 x 50 ton silo, Hay shed, machinery shed. The crop rotation has been wheat, barley, and oats, with some hay production. This property would suit someone looking for an add on block or someone just starting out in agriculture who is looking for a mixed farming enterprise in a great location with good improvements. The fertile soil and favorable climate create the ideal conditions for a variety of crops to thrive. The majority of the country is arable and has mainly grey self mulching soils with scattered shelter belts for livestock. Whether you're looking to grow wheat, barley, canola, or any other crop, this property provides the perfect canvas for your agricultural ambitions. The property's auction process ensures a fair and transparent sale process, allowing interested buyers to determine the true value of this exceptional piece of land. Don't miss out on the opportunity to secure this property. Whether you're an experienced farmer or someone looking to venture into the world of agriculture, this property provides the perfect platform for success. Don't miss your chance to own a piece of prime cropping land in the sought-after location of Warroo. Contact us today to arrange a viewing and see for yourself the endless possibilities that await you at 4841 Bedgerabong Road. This is an opportunity that won't last long, so act now and make your dreams of owning a thriving cropping property a reality. Offer considered prior to Auction. Auction: Ray White Auction rooms on the September 7th at 2.30pm