

**67 Murrays Road, Eugowra, NSW 2806**

**Sold Mixed Farming**

Thursday, 21 December 2023

67 Murrays Road, Eugowra, NSW 2806

Area: 489 m2

Type: Mixed Farming



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## Contact agent

(489ha) 1,210acres\*, offers a 50/50 mix of very good farming & grazing. A mix of fenced timbered grazing hill at the rear & productive arable farming country at the entry (which produced 2t/per ac grain) with very reliable, dual creek frontage, some 15 surface dams, electronically equip bore -reticulated throughout and an excellent 300HD steel set of cattle yards. Location: Eugowra 10mins, Forbes 40mins, Parkes 45mins, Orange 1hr. KEY FEATURES + Size 489.9ha\* (1,210acres\*) + 3,200DSE units, running 200 cows & calves consistently each year, plus trade cattle as seasons allow. We estimate that the property would run 1,300-1,500 ewes plus lambs.+ An approx mix of (595ac) steeper timbered grazing with excellent fences, fenced to two paddocks & houses 50-60calving heifers / year + 615ac arable farming country ranges from alluvial creek loams, ideal for lucerne, through to red/brown loam, productive clay based granite soils+ 60ha (148acres\*) grazing canola sown 2023+ Dual frontage, 600m\* to Eulimore Creek, provides excellent water through the majority of the year, highly suited to tap root Lucerne/grazing canola + Kurrajong, Yellow box, White pine timbers predominantly throughout+ Power equip well/bore pump along the creek, pumps to a header tank supplies a variety of troughs & stock yard water supply for weening+ Newly drilled stock & domestic bore /unequip as additional water supply+ 14 surface dams & spring fed gullies through the property + 300HD all steel cattle yards, rubber belt lined, Warwick crush, loading ramp & excellent Kurrajong tree shelter + Basic shed / past shearing shed now used for storage, along with a machinery skillion & flat bottom silo storage+ Building entitlement, power connected already, to a previous house site, near the yards and shed + Fenced to 12 paddocks, some 1.7km boundary near new, plus a near new internal dividing fence for the hill country+ Average rainfall of 610mm (24') + Access from Eulimore to the creek flats & Murrays Road is the main entry+ Responsive country with, clover/crowfoot/ryegrass & red grass throughout, improved super 100kg/ha throughout 615ac\* most years. While Lime has been applied to this area at a rate of 1 tonne/acre inside the past 10yrs progressively. The property is rotationally farmed the arable 615ac\* typically with dual purpose barley/oats/Canola to lock up for hay or grain/seed each year. \*approx.CONTACTJosh Keefe 0436 926 866 Michael Kennedy 0497 288 726