

7069 Golden Highway, Merriwa, NSW 2329



Mixed Farming For Sale

Friday, 5 April 2024

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Area: 570 m2

Type: Mixed Farming



Hamish Firth
6165453529

Price Guide \$4.7 - \$4.9 Million

This property has been in the same family for 51 years with a good proven history. This property has so much opportunity with a perfect mixture of farming and grazing. Take advantage of the 375 Acres ready to plant your winter crop. AREA: • 570.7 Ha or 1409 Acres LOCATION: • The property is located only 20 kms west of Merriwa, 100kms to Mudgee and approx 4hrs to the northern suburbs of Sydney. • This is a very sought after tightly held area. IMPROVEMENTS: • Cattle yards • 4 x 48 Ton Silos • 2 Bedroom cottage in need of repair COUNTRY: • Good mixture quality red to heavier black basalt soils • Gently undulating rolling country with the mixture of farming & grazing • Approx 152ha /375 Acres in fallow ready for planting • A further 300 Acres previously farmed could be added to the arable land total • Selection of Box and Kurrajong trees STOCK: • The owner estimates running 120 Cows & Calves along with the farming operation PASTURES: • 124 Acres of improved pastures with panic, digit, clover & lucerne • 200 Acres of lucerne based pasture • The balance of the non arable country has a good cover of native pastures taking advantage of the good season. FENCING: • The property is subdivided into 13 main paddocks • Laneway system leads to the cattle yards • All the fencing is in stock proof condition. WATER: • Solar bore supplies 2 tanks • Trough system throughout the property • 2 x 20,000 gal tanks • All the paddocks have concrete troughs. SERVICES: Power, Landline telephone and mobile reception.