

Address available on request, Eurongilly, NSW 2663



Mixed Farming For Sale

Wednesday, 12 June 2024

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Area: 2029 m2

Type: Mixed Farming



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LAWD is pleased to present for sale Coreena, a blue-ribbon mixed farming opportunity (2,029* hectares) currently utilised for cropping (cereals, oilseeds and legumes) and grazing (sheep), situated in the Eurongilly Valley region, within the renowned South West Slopes of New South Wales (NSW).KEY INVESTMENT HIGHLIGHTS INCLUDE• A landmark asset located in the tightly held Eurongilly Valley region of New South Wales. • Two contiguous properties known as Coreena (1,782* hectares) and Binya (247* hectares) in 51 titles. • 1,929* hectares arable (95%) suited to a range of cropping and grazing pursuits, currently focussed on high yielding winter cropping in addition to carrying 5,500* merino ewes. • Benefitted by fertile soil and land types as well as excellent climatic conditions • High level of land class development supported by an efficient layout, sound fertiliser application and fencing / laneways, greatly enhancing productivity. • Secure water is a feature of the property supplied via groundwater bores as well as access to the Goldenfields mains water scheme and catchment dams. • 25 year Carbon Credit project in place with 27,000* trees recently planted on non-arable portions of the property. • Fit for purpose rural infrastructure including a six-stand shearing shed with modern undercover yards (2,000* head capacity) and adjoining containment (feeding) pens. Further infrastructure include a newly constructed machinery shed / workshop, stable complex with rail yard and dressage arena, rural shedding and grain storage (1,150* tonnes). • Accommodation includes the five-bedroom Coreena homestead (circa 1930) set within established gardens as well as two further residences. The property features a newly constructed five-bedroom worker's accommodation / amenities / office facility. • Located within the renowned South West slopes of NSW, 20* kilometres east of Junee, 45* kilometres north-east of Wagga Wagga and 330km* south-west of the Sydney CBD. Coreena is being offered for sale (in-one-line or as contingent parts) by Expression of Interest closing 12pm (AEST) Wednesday 10 July 2024.