

Address available on request, Gin Gin, NSW 2823

Mixed Farming For Sale

Wednesday, 6 March 2024



Address available on request, Gin Gin, NSW 2823

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 3250 m2

Type: Mixed Farming



Chris Meares



Sam Meares

0423714779

Contact Agent

One of the prime rural holdings in the renowned Macquarie Valley, historic Bowen Park, is to be offered for sale. The sale of Bowen Park, on the banks of the Macquarie River, represents one of the few major holdings in the Macquarie Valley region to be offered for sale in recent years. Bowen Park is regarded as one of the prime cotton and cereal cropping and grazing operations in the Macquarie Valley. At least 95% of the property can be farmed and includes:-

- 457 ha (1,129 ac) of well laid out flood irrigation (growing mainly cotton and wheat rotation).
- A further 972 ha (2,402 ac) of excellent dry land cropping country.
- The balance currently is conservatively rated to carry up to 330 breeding cows or 6,000 sheep.
- A further 80% of the grazing country (1,505 ha) could be farmed.
- Suitable for irrigated cotton, cereal and oil seed crops including wheat, canola and oats. Today, with its 3.4km frontage to the Macquarie River its sustainability has been underpinned by its excellent irrigation water entitlements including:-
- 3,888 MgL of General Security Macquarie River entitlements.
- 296 MgL of supplementary water.
- 86 MgL per year of Flood Plain Harvesting entitlements.
- 703 MgL 'on farm' storage facility.
- 8 equipped bores and 14 major dams.

In addition Bowen Park is extremely well situated with nearby cotton gins, grain handling facilities and 75 km from the regional city of Dubbo (population 43,500) with its major regional airport, livestock exchange, and also one of Australia's leading sheep meat abattoirs. Bowen Park is approx 470 km from Sydney. Bowen Park has excellent accommodation facilities with the original 4 bedroom, plus office, brick homestead set in established gardens with swimming pool, together with the original renovated 3 bedroom homestead and a newer 3 bedroom home. The property is also well equipped with 470 tonne 'on farm' grain storage, a large set of steel cattle yards, the 5 stand woolshed, a stables complex with various hay and machinery sheds. Bowen Park is to be offered for sale via Meares Online Auction with the sale commencing Wednesday 1st May at 11.00 am and closing Thursday 2nd May at 12 noon 2024 unless sold prior. The sale will include the land, fixed improvements and all the water entitlements.