

Bogandillon 338 Hopes Road, Condobolin, NSW 2877



Cropping For Sale

Thursday, 6 June 2024

Bogandillon 338 Hopes Road, Condobolin, NSW 2877

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3431 m2

Type: Cropping



Oscar Freeman
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Paddy Ward

Asking Price \$1750/acre

Location: 'Bogandillon' 338 Hopes Road, Fairholme NSW 2871 Centrally located close to livestock exchanges, Newell highway and grain storage facilities. • 35km south east of Condobolin just off the Lachlan valley way. • 75km west of Forbes Area: 3430ha / 8475ac - Freehold Agents Comments: Bogandillon is one of the most renowned mixed farming enterprises in the Condobolin/Forbes district. It has the potential to become one of the powerhouse properties in Central NSW. Currently operating as a large scale sheep, cattle and cropping enterprise. With secure water, great location and scale, Bogandillon is primed to perform. Country: Red loam to grey/black self mulching clay soils and lakebed farming country. Timber predominately pine, box, kurrajong, river gum and rosewood The property is typical of the productive Lachlan valley with fertile alluvial soils producing high yielding cereal crops and livestock fattening/finishing country. Water & Fencing: • Connected to the permanent Euglo water scheme with pipelines reticulating throughout the property with tanks and troughs. • Approx. 9km frontage to the Bogandillon Creek • 14 dams Subdivided into 21 paddocks with steel hinged joint fencing much of it updated in past 5 years Improvements: • 'Bogandillon' homestead - Four bedroom, two bathroom timber & weatherboard construction with reverse cycle a/c. • Workers Cottage - Two bedrooms, one bathroom. • Grain shed - reinforced concrete floor with 1,000* tonne capacity. • Machinery/hay Shed • 2 x 50* tonne silos • 1 x 65* tonne silos • Shearing Shed • Steel cattle Yards • Steel sheep yards Production mix: Owner currently running 350 cows and calves and 1000 ewes on agistment 2024 cropping program consists of: 1375ha wheat 500ha sown to Aurora lucerne 240ha sown to Sudan grass There is the option for it to be sold in two lots, however these will be contingent on each other. Lot 1: 2,222ha (approx) with all improvements, Lot 2: 1207ha (approx) with no improvements Call Oscar Freeman or Paddy Ward for more information and to book your inspection