

'East Gathan' 509 Gathan Road, Deniliquin, NSW  
2710



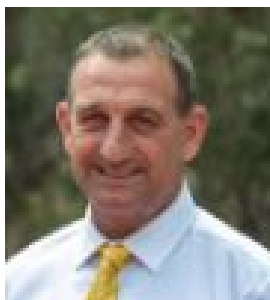
**Mixed Farming For Sale**

Friday, 5 April 2024

'East Gathan' 509 Gathan Road, Deniliquin, NSW 2710

Area: 326 m2

Type: Mixed Farming



Hamish Thomson  
0419532259

## For Sale

A Fantastic opportunity for the estute farmer looking for a 'No Fuss' expansion or starter opportunity! • 808 acres (327ha) of highly productive cropping and fertile grazing country situated 10 kms from Deniliquin and 30 kms from Mathoura • Highly arrable with the predomont soil types being lighter red loam. Ideal for all types of cropping and or pasture production • Positioned on the Cadell Fault the property has a higher vantage point which locals suggesting it often attract 'that little bit extra rain' • Established timber shelter belts and well placed habitat containment areas • 5 large paddocks with excellent fencing, large gateways & laneway system for ease of management with dual access to the property • Stock & domestic bore with auto tracker & connected to a 6000-gallon poly holding tank • Stock troughs throughout plus 4 dams, steel sheep yards and 3-way draft Ideally suited to a farmer or farming operation looking to expand | or an excellent proposition for investor (landbanking) to lease or share-farm.