

'Long Plain', 3848 Sturt Highway, Bulgary, NSW 2650



Sold Mixed Farming

Thursday, 24 August 2023

'Long Plain', 3848 Sturt Highway, Bulgary, NSW 2650

Area: 147 m2

Type: Mixed Farming



Bruce Holden
0428278546

Contact agent

Miller & James are thrilled to present to the market a landholding on the banks of the permanent Old Man Creek, just 25* minutes to Wagga Wagga. Held in the Taylor family for many decades, 'Long Plain' has had a strong mixed farming history of both grazing and cropping. As it stands, the property is a clean, well-maintained property with a blank canvas for existing enterprise expansion or starting block. KEY INVESTMENT HIGHLIGHTS • 147.49 hectares (364 acres) of flat, red loam to creek flats. • Frontage to the Sturt Highway, Old Man Creek lining the northern boundary. • 25* minute drive from Wagga Wagga, 10* minutes to Collingullie. • Intact, disused homestead. Your chance to either renovate or rebuild (STCA) • Cattle yards, and all infrastructure centrally located near main entrance • Fencing all in great order, stock proof. • Woolshed and machinery shed. • 95% arability, majority under crop and lucerne with strong fertiliser history. • Power running through the property. This is an excellent chance to capitalise on the Riverina's fantastic start to the season and obtain some affordable creek frontage country within close proximity to Wagga Wagga. 'Long Plain' offers a tranquil lifestyle, an exceptional location for any family to build their rural home base. 'Long Plain', is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Thursday 28th September 2023 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor. The owners are genuine and are sellers in the current market. Please contact the exclusive agents for a private inspection. Glen Simmons - 0478 093 271 Bruce Holden - 0428 278 546