

# Merungle Road, Hillston, NSW 2675

## Livestock For Sale

Wednesday, 13 March 2024

Merungle Road, Hillston, NSW 2675

Area: 9573 m<sup>2</sup>

Type: Livestock



Sam Triggs



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## Auction

Held by a single family for over 105\* years, the Woorilla Aggregation represents a portfolio of three pastoral properties totalling 9,573\* hectares in the Riverina region of New South Wales on the banks of the Lachlan River. AREA Woorilla: 4,577.1\* hectares (11,310\* acres) Tarrawonga: 2,904.0\* hectares (7,176\* acres) Walkers: 2,091.8\* hectares (5,169\* acres) 'As-A-Whole': 9,572.9\* hectares (23,655\* acres) LOCATION Situated 38\* km from Hillston on the venerated Riverina Plains featuring extensive frontage to the Lachlan River (5\* km) and Meroowie Creek (10\* km). PRODUCTION A history of production under conservative management resulting in native grass country that is in outstanding order. Estimated carrying capacity of 3,500 - 4,000\* Merino ewes and followers, with a history of opportunistic cattle trading and fattening. Scope for development; located adjacent to irrigated cotton and wheat, almond orchards and intensive cropping operations. WATER Excellent water security from multiple sources including 6 wind and solar powered bores with equipped poly and concrete tanks reticulating to concrete troughs, 8ML stock and domestic water licence, and a registered 65\* acre bywash dam. IRRIGATION LICENCE 972ML General Security River Lachlan River water license available 221 hectare approval for cultivated irrigation LAND Excellent low-input pastoral land ideally suited to sheep, goats, and cattle. Native grasses with productive, consistent red loams and clay-rich vertosol chocolate-cracking soils featuring a combination of grassland and bush country. A balance of native timber throughout provides livestock shelter and protection for riparian zones. IMPROVEMENTS Woorilla Homestead - Well maintained 5 bedroom homestead set on the Lachlan River with kitchen, sun room, inbuilt coolroom, wide verandahs, and air conditioning Working Improvements include 5 stand (Heiniger gear) shearing shed and steel yards, three additional sets of steel sheep yards, modern steel cattle yards, large steel machinery shed with concrete floor and renovated shearers quarters/mess. SALE DETAILS For Sale via Online Auctions Plus Tuesday 30th April 2024 at 10 AM AEST. Available as three separate holdings including Woorilla, Walkers and Tarrawonga The 972ML Lachlan River Water Licence will be made available for sale separately. Contact the Agents for a detailed Information Memorandum or to arrange an inspection.\*Approximately