

Address available on request, Blackville, NSW 2343



Mixed Farming For Sale

Monday, 1 July 2024

Address available on request, Blackville, NSW 2343

Area: 3088 m2

Type: Mixed Farming



Col Medway
0428481243



George Barton
0383618110

Contact Agent

LAWD is pleased to present for sale the Staplegrove Aggregation, a large-scale dryland cropping and grazing opportunity situated at the coveted southern end of the renowned Liverpool Plains of New South Wales. KEY INVESTMENT HIGHLIGHTS INCLUDE: • Area: 3,088.69* hectares (7,632.32* acres), comprising three non-contiguous properties: Staplegrove (1,714.67* hectares), Brenand (1,021.02* hectares), and Glendower (353.0* hectares). • Flexibility of Enterprise: Providing the opportunity to grow winter and summer crops (wheat, barley, chickpeas, faba beans, canola, sorghum and cotton) and grazing (cattle). • Scale: 2,200* hectares (71%) dedicated to dryland cropping, with 888.69* hectares (29%) utilised for grazing. • Topography: Varies from near-level arable land rising from the Liverpool Plains to gently undulating arable terrain and grazing slopes with a small area of timbered hill. • Soils and Timber: Predominantly deep black self-mulching clay soils rising to pockets of chocolate basalt soils, interspersed with riparian corridors and stands of timber (She Oaks, White Box and Red Gum) throughout. • Water: Secure stock water from a network of troughs and tanks supported by creek frontages, bores, and seasonal waterways. • Accommodation: Multiple accommodation options include the Staplegrove homestead, Brenand cottage, and Glendower cottage. • Improvements: Fit-for-purpose operational infrastructure including cattle yards, workshops, machinery sheds, grain dryer, grain storage totalling 3,800* tonnes and additional operational buildings. • Location: Conveniently situated near the key infrastructure and service towns of Willow Tree (48km*), Quirindi (65km), Scone (103km*) and Tamworth (121km*), with all weather access to each property. STAPLEGROVE AGGREGATION IS BEING OFFERED FOR SALE (IN-ONE-LINE OR AS SEPARATE ASSETS) BY SINGLE STAGE EXPRESSION OF INTEREST CLOSING 12 NOON (AEST) 15 AUGUST 2024.

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