

# Old Biala Biala Road, Gunning, NSW 2581



## Livestock For Sale

Tuesday, 7 May 2024

Old Biala Biala Road, Gunning, NSW 2581

Area: 144 m2

Type: Livestock



Col Medway  
0428481243



Tim Corcoran  
0407893935

**\$2,000,000**

LAWD is pleased to present for sale 'Old Biala' 4714 Biala Road, Biala (the Property), a high-quality mixed farming and grazing opportunity situated in the Upper Lachlan Shire region of south-east New South Wales. Key investment highlights include: Scale: 144\* hectares (356\* acres). Soils and topography Scenic and productive mixed farming and grazing asset, well suited to all livestock breeding and fattening enterprises. Highly productive creek flats rising to a gently undulating topography, 112\* hectares considered arable (76\* per cent). Current enterprise The Property is operated in conjunction with an adjoining property with the main enterprise being a 1st cross ewe breeding operation producing prime lambs. Pastures Improved pastures include a combination of fescue, cocksfoot, phalaris, clover, chicory and sub clover varieties. Native perennial grass pastures include microleona and danthonia. Pastures receive regular fertilizer applications, boosting productivity. Water Reliable water supply from numerous sources include frontage to three\* creek systems including the Lampton Creek, Gum Flat Creek and the Biala Creek. Additionally, there are two\* surface dams, one of which is connected to Lampton Creek via a pipeline. Improvements Build your dream home - future development and sub-division potential (minimum lot size 40\* hectares). Electricity powerlines run through the property, not connected. Working improvements - steel sheep yards. Location Desirable location 20\* kilometres from Gunning, 24\* kilometres from Crookwell and 44\* kilometres from Goulburn. Old Biala (the Property) is for sale by Private Treaty - Asking \$2,000,000\*approximately