

1450 Castlereagh Highway, Tallawang, NSW, 2852



Rural For Sale

Saturday, 5 October 2024

1450 Castlereagh Highway, Tallawang, NSW, 2852

Type: Rural

INSTRUCTIONS ARE TO SELL!

Highly productive mixed farming with productivity upside

'Belvedere' is an attractive highly productive mixed farming and grazing property located in the tightly held and desirable Gulgong and Dunedoo area just 45kms north of the thriving township of Mudgee in Central West NSW.

The property comprises 804.94 ha or 1989 acres freehold, primarily level to gently undulating topography with a mixture of soil types comprising red loams, granite based loams and some sandy country. It is estimated 385 Ha are arable, with the exception of 70 Ha of timbered country, the majority of the balance cleared, open grazing.

Featuring quality improved pastures, excellent water and fencing and an estimated carrying capacity of 3830 DSE, the property is ready to go as is, however there is substantial room for further pasture and property development.

'Belvedere' is a property that works beautifully as a stand-alone operation, however also is ripe for existing producers seeking expansion opportunities with productivity upside.

Renewable energy development potential is also a possibility with 'Belvedere'.

Current owner would consider management role.

Key Features

804.94 Ha | 1,989.05 Ac Freehold

Level to gently undulating, quality red loam and granite soils

Excellent water, 1.8km Tallawang Creek frontage, 30 dams

385 Ha arable, 100 Ha crop, 130 Ha improved pasture

45 Ha Triticale included in sale

26 Paddocks, fencing very good

Estimated 3,830 DSE

Machinery sheds, 2 stand woolshed & yards, cattle yards and silos

Potential Renewable Energy opportunity.

Contact Selling Agents:

Peter Druitt, First National Mudgee : 0428 634 376

Mike Clifton, Elders: 0400 095 902