

**256 Cockies Road, Buddabadah, NSW, 2825**



**Rural For Sale**

Friday, 27 September 2024

256 Cockies Road, Buddabadah, NSW, 2825

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Andrew Kierath  
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## Discover 'Widgemoor' Prime Mixed Farming Property [1,758 Ha | 4,344 Ac]\* - Deceased Estate.

Welcome to 'Widgemoor', an exceptional rural opportunity situated at 256 Cockies Rd, Buddabadah NSW, covering an expansive 1,758 hectares (4,344 acres) of versatile land on the banks of the Bogan River. This well-balanced mixed farming enterprise offers an ideal blend of arable land and grazing pastures.

### Key Features:

**Premium Location:** Positioned along the Bogan River with fertile deep brown and red loams, offering prime soil conditions for crops and grazing.

**Diverse Timberland:** Home to a variety of native species including River Gums, Myall, Cooba, Casuarinas, and Eucalypts, enhancing both the landscape and grazing environment.

**Productive Farming:** 50% of the property is currently arable (993 Ha\*), with the remaining 50% allocated to grazing on medium-density timbered land.

### Infrastructure includes:

☑ 9 dams and 12 paddocks.

☑ A 4-bedroom, 2 bathroom brick veneer homestead needing some attention, 4 car garage, laundry with shower and toilet

☑ Farm buildings including a large machinery shed (36m x 16.5m), multiple workshops with concrete floors

☑ Shearing shed and comprehensive cattle yards with covered race and cattle crush for livestock management.

☑ 120,000 litres of rainwater storage

**Additional Crown Land Lease:** An extra 118 hectares (323.4 acres) of Crown Land comes with the property, offering further expansion potential.

**Convenient Location:** Just 39 km from Nyngan, 168km to Cobar, 180km to Dubbo (via Nevertire-Bogan Rd), 203km to Dubbo (via Nyngan), 554km to Sydney, and 557km to Newcastle.

With its ideal mix of arable farming and grazing land, solid infrastructure, and excellent water resources, 'Widgemoor' offers an outstanding opportunity for those seeking to expand or establish a productive rural enterprise.

Don't miss this chance to secure a diverse farming property in the heart of New South Wales.

Call Andrew Kierath on (0418) 346 337 to arrange a private inspection.

\*Approximately

**Disclaimer:** Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.