

**3650 Belubula Way, Canowindra, NSW, 2804**



**Rural For Sale**

Thursday, 26 September 2024

3650 Belubula Way, Canowindra, NSW, 2804

Type: Rural

## One of Canowindra's Finest

LAWD is pleased to present for sale Pinnaroo (the Property), a renowned mixed farming asset comprised of 551.96 hectares\* utilised for dryland cropping (cereals and oilseeds), lucerne hay production, grazing and wine grape production, in close proximity to the town of Canowindra in the Central West region of New South Wales.

This is recognised as one of Canowindra's finest agricultural properties and the diversity of production, is testament to the quality of the soil and property management.

As a result of the production diversity, the Property is for sale as a whole or in three portions.

### Homestead Block

282\* hectares currently utilised for dryland cropping (cereals and oilseeds), lucerne production and prime lamb fattening. Sub divided into 18\* paddocks, the Property is easily accessible due to an extensive laneway system.

Stock water is available in all paddocks with water supplied from creeks, dams and a reticulated trough system with water sourced from a bore.

Pinnaroo was once home of the Pinnaroo Rural Centre, which was utilised as a stud animal preparation centre, complete with a learning centre and a livestock selling centre.

This infrastructure could be fully utilised as an ideal location for a sheep or cattle stud.

Accommodation includes an impressive federation homestead featuring six bedrooms, two bathrooms, kitchen and living areas, complete with wood heater, ducted reverse cycle air-conditioning system and inground pool with expansive views across the Property.

### Lucerne Block

124\* hectares including 90ha\* of self-watering lucerne flats. Self-watering flats are unique to the Belubula River system and can produce six\* cuts of premium quality hay per growing season.

River Cottage paddock is sown with the high yielding, excellent forage quality, winter dormant L56.

Tiddy's boundary paddock is sown with the deep rooted, upright, highly winter active L91.

Both paddocks of Lucerne were planted in early 2024.

A full season of cutting awaits.

Accommodation includes a three-bedroom fibro clad cottage with corrugated iron roof.

### Vineyard Block

145\* hectares in the vineyard block with 108\* hectares trellised. Currently producing a variety of wine grapes including 68.5ha\* of Chardonnay, 4.5ha\* of Pinot Gris and 25ha\* of Cabernet Sauvignon.

Grapes are grown on three\* metre rows with plants at two\* metre spacings, on a dual cordon trellis.

Water is supplied to the grapes via an Amiad filtration system and 17\* millimetre pressure compensating drip tube.

A 969ML\* Belubula Regulated River General Security water licence can be pumped directly from the river or via the storage dam.

A grape supply agreement is in place for the 2024/25 vintage, allowing immediate income.

Accommodation includes a well maintained three-bedroom, one-bathroom cottage, complete with a slow combustion wood fire. Improvements include a five\* bay hay shed (1,080sqm\*), machinery shed (253sqm\*), chemical storage, fast fill station and a 100kW solar array, linked directly into the grid.

Soil across the Property range from alluvial Belubula River Flats to productive red-brown earths. Soils are well suited to dryland cropping and lucerne production, underpinned by long-term average rainfall of 628mm\*.

Topography on the Property ranges from 312\* metres Above Mean Sea Level (AMSL) along the western river boundary rising to 374\* metres AMSL in the north-eastern corner.

Conveniently located to Canowindra (six\* linear kilometres), Cowra (29\* linear kilometres), Orange (47\* linear kilometres), Forbes (70\* linear kilometres), Parkes (71\* linear kilometres) Bathurst (77\* linear kilometres) and Sydney (320\* linear kilometres).

For Sale by Expression of Interest closing at 12pm (AEDT) on Thursday 7 November 2024.

Inspections are strictly by appointment only.

For further information on this exciting opportunity please contact the agents listed below.