

**5055 Lachlan Valley Way, Gooloogong, NSW, 2805**



**Rural For Sale**

Monday, 23 September 2024

5055 Lachlan Valley Way, Gooloogong, NSW, 2805

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Rural**

## Expansion Opportunity

LAWD is pleased to present for sale Dooringal (the Property), a renowned mixed farming asset comprised of 496.49 hectares\* utilised for dryland cropping (cereals and oilseeds) and grazing, in close proximity to the town of Gooloogong in the Central West region of New South Wales.

Dooringal is a well-established and presented mixed farming asset of 496.49ha\* which comprises predominantly gently undulating landscape including 435ha\* (88%\*) of arable land with the balance utilised for grazing. Whilst the arable areas are predominantly cleared of trees, the dominant remnant timber species comprise yellow box, grey box and white box.

The main soil landscape on Dooringal is the Waughan landscape. It is the higher-level floodplains and terraces of the Lachlan River. It contains some alluvial soils particularly along the Goonigal Creek. Remaining soils are red-brown earth and yellow podzolic soils. All soils are suited to dryland cropping and lucerne production under irrigation.

The four-way soil landscape is a derived granite, with yellow podzolic soils and red-brown earth. The slope of the landform generally restricts the land use to grazing on native or improved pasture. Supported by long-term average rainfall (528mm\*)

Stock water security is a feature of the property including six\* dams, and the semi-permanent Goonigal Creek. Irrigation has previously been conducted on the Property utilising a 300ML\* zone 3 Upper Lachlan Alluvial Groundwater licence. (No working irrigation infrastructure exists today).

Sound structural and operational improvements include the three-bedroom, fibro clad, corrugated iron roof homestead, machinery sheds (enclosed on three sides), hay shed, sheep yards and silos.

Conveniently located to Gooloogong (11\* linear kilometres) Forbes (37\* linear kilometres), Cowra (44\* linear kilometres), Parkes (48\* linear kilometres), Orange (74\* linear kilometres) and Sydney (320\* linear kilometres).

For Sale by Expression of Interest closing at 12pm (AEDT) on Thursday 24 October 2024.

Inspections are strictly by appointment only.

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