

5250 Golden Highway, Merriwa, NSW, 2329

Rural For Sale

Wednesday, 14 August 2024



5250 Golden Highway, Merriwa, NSW, 2329

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



Jay Shepherdson
0265415331

770 Acres of top quality country

Situated on the edge of Merriwa & only 2 minutes to the main street, this 770 Acre (312 Hectares) property offers you the opportunity to secure some of the best land in the district in a very convenient location. The country is mostly rich chocolate arable soils & the whole property has been supered or pasture improved. Approximately 620 Acres is sown to pasture comprising of Phalaris, Fescue, Clover, Rye & Oats. There is 35 Acres of fertile river flats sown to oats & lucerne which can be irrigated through underground mains. The property is currently comfortably carrying 250 cows. Water is a major feature of the property with approximately 550m of frontage to the Merriwa river, a 147 megalitre irrigation license, an equipped Well servicing the irrigation mains & feeding to header tanks for the troughs & 3 stock dams & 2nd unequipped well. The homestead is 5 years old & sits in an elevated position taking in the beautiful views over the farm towards town. There are 4 big bedrooms all with built in robes & ceiling fans & the main with a walk in robe r/c air and ensuite. The living area is an open plan design & features a combustion fire & r/c air, again taking in the magnificent views. The kitchen is large & has a dishwasher, gas cook top & electric oven, a corner pantry and plenty of cupboard space. There are wrap around verandahs & a huge covered entertainment area at the rear. Additionally there is 100,000 litres of fresh water storage, a solar system, 4 bay garage, 3 silos, hay shed & machinery shed. Properties of this quality & size in such a great location are rare so don't delay your inspection!