

**647 Canomodine Lane, Canowindra, NSW, 2804**



**Rural For Sale**

Monday, 23 September 2024

647 Canomodine Lane, Canowindra, NSW, 2804

Type: Rural

## Millambri

LAWD is pleased to present for sale Millambri (the Property), a renowned grazing asset (1,688.05\* hectares) currently utilised for grazing (prime lamb and wool) and dryland cropping (grazing cereals), situated in the Central West region of New South Wales (NSW).

Millambri (the Property) presents a rare opportunity to purchase a quality grazing property for both sheep and cattle providing an operation scale of 10,000DSE\* which allows for easy stock movement via a central laneway system.

Key investment highlights include:

### Flexibility of Enterprise

Providing the best of mixed farming flexibility with multiple enterprises such as the breeding and finishing of cattle, prime lamb breeding and finishing, fine wool production combined with grazing/grain crops (canola, wheat and oats).

Belubula River and Canongle Creek flats are utilised for lucerne hay production and lamb fattening. Brassica is often used for fodder production on the flats.

### Scale and Topography

The Property ranges in topography rising from alluvial creek and river flats through arable undulating land to steeper grazing land. The Property ranges in elevation from 600\* metres Above Mean Sea Level (AMSL) along the ridge lines to the eastern boundary falling to 360\* AMSL along the creek and river.

### Soils and fertiliser

Productive red volcanic soils benefitting from a long history of fertiliser and lime application, underpinned by 756mm\* annual rainfall.

Management has relied upon soil testing to guide the fertiliser application strategy. Phosphorus levels are high in many paddocks indicating that only maintenance rates of Phosphorus fertiliser are required to maintain pasture production.

### Water

Secure stock water is provided by extensive frontage to the Belubula River, creeks, and 12\* dams. The integrated stock water system is supplied from both a bore and the Belubula River. Stock water is pumped to four\* header tanks and reticulates to 26\* troughs. The entire reticulated system can operate exclusively from bore, exclusively from the river, or as is the normal situation a combination of both. This ensures redundancy for the system.

### Accommodation

Quality accommodation options exist including a two-storey homestead with five bedrooms, two bathrooms, kitchen, lounge/dining room, and office. Complete with reverse cycle ducted air conditioning and a slow combustion wood heater. Managers residence, or second family accommodation, also features five bedrooms and two bathrooms with a split system air conditioner and wood heater.

### Operational Improvements

Operational improvements include a five stand raised board shearing shed featuring adjoining partly covered sheep yards, machinery shed, workshop, sheep confinement feeding complex set-up for the use of self-feeders with capacity for 1,250\* head, a 42\* tonne pellet silo and a 100\* tonne conical silo.

### Location

Conveniently located to Canowindra (13\* linear kilometres), Cowra (36\* linear kilometres) Orange (37\* linear kilometres), Parkes (72\* linear kilometres) Forbes (75\* linear kilometres) and Sydney (227\* 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.