

7024 Mulya Road, Kerrigundi, NSW, 2835



Rural For Sale

Wednesday, 31 July 2024

7024 Mulya Road, Kerrigundi, NSW, 2835

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: Rural



Mark Mudford
0419637543

Karoo

LAWD in conjunction with Delta Pollard are pleased to present for sale "Karoo" 7024 Mulya Road, Cobar (the Property), a sheep, cattle and goat grazing platform with future carbon potential situated in the Western division of New South Wales

Key investment highlights include:

Scale

14,504* hectares (35,830* acres) zoned RU1 Primary Production western lands lease

Opportunity

Renowned for its versatility, the Property in Western NSW presents a unique agricultural investment where livestock grazing operations and carbon programs operate in tandem, situated approximately 73* kilometres northwest of Cobar. The current scope of enterprise consists of sheep and cattle breeding and rangeland goat harvesting.

Carbon

A carbon development agreement has been undertaken with an initial assessment resulting in strong opportunity for a carbon sequestration program subject to new methodology yet to be released. The early stage of the project offers purchasers the option to continue the agreement with GreenCollar or withdraw from the project.

Carrying capacity

Currently supporting 2,500* Dorper ewes plus progeny and approximately 100 cows and calves, with the flexibility to market as weaners or grown stock when the conditions are favourable. Supplementary income is generated through opportunistic rangeland goat harvesting, capitalising on market trends.

Soils, timber and topography

The soil profile transitions from grey clays along the creek flats, to predominately red sandy loams and stony granite outcrops. The land class is majority timbered grazing at approximately 56%* of ground cover offering retained soil structure and added shelter through the warmer months. Vegetation is varied, featuring, among others, grey box, mulga, rose wood, beef wood and belah.

Water

The Property is securely watered by 12* dams, with an average annual rainfall of 396* millimetres.

Accommodation

A large four-bedroom brick homestead comes complete with reverse-cycle air-conditioning, built-in wardrobes, one bathroom and walk-in pantry. An enclosed verandah offers extra space in addition to the adjoining garage. Mobile phone coverage across the Property is consistent with a Telstra tower located on the Property.

Improvements

The Property has a comprehensive suite of operational facilities, including newly constructed stockyards suitable for sheep, cattle and goats. A three-stand shearing shed, spacious machinery shed with an adjoining garage and workshop, boundary fencing is secured with 32* kilometres of newly installed steel post and ringlock fencing, complemented by four paddocks fenced with hinged joint that further stock control to assist management.

Location

The Property is located in western New South Wales being 58* kilometres to Louth, 73* kilometres to Cobar, 157* kilometres to Bourke and 370* kilometres to Dubbo.

Sale process

The Property is for sale by single stage Expression of Interest closing 1pm (AEST) Tuesday 17th September 2024.

Mark Mudford
Sales Executive
+61 419 637 543
markmudford@lawd.com.au

Tom Pollard
Delta Pollard Livestock
+61 475 557 650
tpollard@deltaag.com.au

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