

Silvermere Holsteins 2159 Forbes Road, Cowra, NSW 2794



Sold Dairy

Friday, 1 September 2023

Silvermere Holsteins 2159 Forbes Road, Cowra, NSW 2794

Bedrooms: 4

Bathrooms: 2

Area: 371 m2

Type: Dairy



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Contact agent

LAWD is pleased to present for sale Silvermere Holsteins (the Aggregation) a highly productive, modern and efficient, irrigated dairy opportunity located in the renowned Lachlan Valley, fast becoming one of the most prominent dairy regions of New South Wales. Comprising 371* hectares, the Aggregation offers an operationally efficient layout and has been developed through extensive capital expenditure and irrigation infrastructure to one of the region's best-performing dairy assets. Three non-contiguous holdings include: Callara: 100* hectares, encompasses all the dairy infrastructure, homestead & effluent disposal. Mooringa: 100* hectares, quality Lachlan alluvial river flats, utilised for irrigated fodder production. Creswick: 150* hectares, quality Lachlan alluvial river flats utilised for irrigated fodder production. KEY INVESTMENT HIGHLIGHTS Benefited by first-class irrigation infrastructure, capable of irrigating 144* hectares for fodder production. Production secured by significant water entitlements: 669* megalitres, General Security Lachlan Regulated River Water. 637* megalitres, High Security Lachlan Regulated River Water. 417* megalitres Upper Lachlan Alluvial Groundwater. Currently supplying fresh milk to Bega Cheese, with 320* milking cows producing more than 14,000* litres on a rolling herd 305* day average. Excellent fit-for-purpose dairy infrastructure includes a Delaval milking parlour, 12* double rapid exit, (Turner front end conversion to be installed), Delpro herd ID and computer program, Frigrite 15,000* litre bulk milk tank, adjoining cattle AI race and crush. High quality structural improvements including a 450* cow freestall barn with headlocks, sand beds, 65* individual calf-rearing pens and three* sheds for different aged cattle. Supporting infrastructure includes three* commodity sheds, concrete silage bunkers (8,000* cubic metres capacity), silos, machinery sheds and workshop, 100* kilowatt solar panels and a fully integrated effluent disposal system. Magnificent modern dwelling set within an easy-care garden with views across the Lachlan Valley. Strategically located close to Cowra, Gooloogong and Canowindra for support services and labour. Silvermere Holsteins is to be offered on a walk-in walk out basis (WIWO) as a whole aggregation or in parts. For further information, please contact: Ian Robertson DIRECTOR +61 429 939 949 ianrobertson@lawd.com.au Tim Corcoran DIRECTOR +61 407 893 935 timcorcoran@lawd.com.au