

Tallarook Road, Cowra, NSW 2794

Sold Other

Sunday, 8 October 2023

Tallarook Road, Cowra, NSW 2794

Area: 56 m2

Type: Other



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\$580,000

Located 19mins* Cowra, 1hr* Orange/Bathurst, 2.5hrs* Canberra, 4hrs* Sydney"Spring Creek" Tallarook Road Cowra is a great opportunity for existing livestock producers to value add to their operations, for ideal fattening country, fodder & grain production or anyone alike, looking to secure entry-level high-quality Cowra country. IDEAL CATTLE OR SHEEP COUNTRY, LUCERNE/CEREAL HAY, GRAINS & OIL SEED, LIVESTOCK FATTENING COUNTRY OWNER / CONTRACT CROPS MANAGEMENT AVAILABLE TO SUIT ABSENT AREA OWNERS KEY FEATURES • 56.66ha - 140acres* • Excellent galvanized, near new fencing • Fenced to three paddocks, double gate machinery access to all paddocks • 2023 current crops - 14ha* Illabo wheat, 30ha* TT Canola, 12ha SSS sorghum • Very secure rainfall country of 634mm per year • 700m* Spring Creek frontage • 1 x excellent livestock dam fed by Spring Creek • Average wheat grain yields 4.8-5tonnes per HA, Canola oilseed yields 2.5tonnes per HA • Excellent hay yields being some 500x 8x4x3 large oaten bales from 33ha (8.3tonnes/per HA), if all sown to cereals the property may have the ability to produce some 845 large cereal bales • The land would be very suited for lucerne hay production • High quality grey/brown/red loam soils • 1.3km* road frontage via Tallarook Rd & Barrs Rd • Power runs through the property • Each paddock has several large, established box trees for livestock shelter • The owner is across the road and can contract farming operations, ideal for absentee purchasers NOTE: No building entitlement for a full time occupied house LOT 272 DP752948 Cowra council \$447PER QZoning : RU1 primary production *approx. FOR SALE \$580,000 (\$4,142/AC*) Josh Keefe 0436 926 866 josh.keefe@agriruralnsw.com Tess Chester 0488 640 283 tess.chester@agriruralnsw.com AGRIRURALNSW.COM