



FOR SALE

SPRAWLING MIXED FARMING ESTATE - 1000HA WITH GRAND 6-BED HOMESTEAD

Discover an extraordinary opportunity in the heart of NSW's agricultural belt - a magnificent mixed farming property spanning an impressive 1,000 hectares in historic Condobolin. This substantial holding presents a rare chance to secure a piece of Australia's rich farming heritage along the fertile Lachlan River region.

The expansive homestead stands as a testament to classic Australian rural architecture, offering six generously proportioned bedrooms and three full bathrooms, perfectly designed for large families or multi-generational living. All set in beautifully landscaped gardens, complete with an inground pool and outdoor entertaining area. The practical design extends to the extensive vehicle accommodation, with six carports ensuring ample space for farm vehicles, machinery, and personal transport.

Other improvements:

- A 4-bedroom, 2-bathroom manager's residence.
- A shearing shed with a 4-stand raised board and ample dry sheep storage.
- Steel sheep and cattle yards.
- Two large hay sheds, a workshop, horse stables, and a grain shed.
- 370 tons* of grain storage, including 2 cone-bottom silos, 3 flat-bottom silos, and 3 seed silos.

This property represents the epitome of mixed farming potential, comprising of red sandy loam and heavier black creek grazing situated in one of NSW's most productive agricultural regions. The vast acreage provides endless possibilities for diverse farming operations, whether it be wheat, barley, canola, or livestock production. The property's location near the junction of the Lachlan River and Goobang Creek ensures reliable water access, with 400 acre of flood irrigator crucial for agricultural success.

The historic town of Condobolin offers a wonderful blend of rural charm and modern convenience. Key features of the area include:

- Excellent agricultural infrastructure and support services
- Rich soil conditions ideal for multiple farming enterprises
- Close proximity to the geographical center of NSW
- Strong community spirit with annual agricultural shows

6 BED | 3 BATH | 6 CAR

PRICE:

Expression of Interest

OPEN FOR INSPECTION:

N/A



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