



# FOR SALE

## VAST 3800+ ACRE MIXED FARMING IN TULLIBIGEAL

Seize a remarkable agricultural opportunity with this expansive 3,804-acre mixed farming property in Tullibigeal, nestled in NSW's prosperous Central West region. This substantial holding presents endless possibilities for both cropping and livestock operations in one of the state's most productive agricultural districts.

Strategically positioned with direct access to essential grain transport infrastructure, the property benefits from its proximity to the Lake Cargelligo-Temora rail line, with convenient access to large grain silos ensuring efficient storage and transportation solutions.

### Key Property Features:

- Vast 3,804-acre holding ideal for mixed farming operations
- Strategic location with excellent transport links
- Fertile soil profiles characteristic of the Central West region
- Versatile land suitable for both cropping and livestock

The property sits within the heart of Tullibigeal's thriving agricultural community, where sheep and cattle farming alongside grain cropping form the backbone of the local economy. This close-knit rural community, with a population of 263, offers an authentic country lifestyle complete with a welcoming atmosphere and strong community spirit.

### Local Area Benefits:

- Direct access to grain storage and rail transport facilities
- Established agricultural networks and supply chains
- Central location in NSW's productive farming region
- Local education through Tullibigeal Central School

Whether you're an established farmer looking to expand or an investor seeking to enter the agricultural sector, this substantial holding offers the scale and location to achieve your rural ambitions.

This unique opportunity allows you to become part of a proud farming community that embraces both traditional rural values and modern agricultural practices. The property's strategic position

0 BED | 0 BATH | 0 CAR

### PRICE:

Expression of Interest

### OPEN FOR INSPECTION:

N/A



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