



# FOR SALE

## NORWOOD

Discover an exceptional agricultural opportunity in the heart of NSW's Central West region. This expansive mixed farming property, encompassing approximately 1000 hectares of prime agricultural land, sits in the prosperous district of Lake Cargelligo, offering endless possibilities for diverse farming operations.

Located at 7406 Wyalong Road, this substantial holding presents a rare chance to establish or expand your farming enterprise in one of NSW's most reliable agricultural regions. The property's vast expanse provides flexibility for various agricultural pursuits, from cropping to livestock operations, allowing you to diversify your farming portfolio.

The property benefits from its strategic location in Lake Cargelligo, a thriving rural community with a population of 1,430. The town's rich agricultural heritage and supportive farming community create an ideal environment for agricultural success. The nearby Lake Cargelligo serves as a vital water resource, providing water security for the region's agricultural operations.

Key features of the surrounding area include:

- Excellent transport infrastructure, including rail access for bulk grain transportation
- Strong agricultural support services and community
- Rich mineral deposits in the surrounding region
- Access to the Lake Cargelligo water system
- Reliable semi-arid climate with approximately 128 clear days annually

The property's location offers the perfect balance of rural living and community convenience. Lake Cargelligo township provides essential amenities and a vibrant community atmosphere, where you'll find:

- Active sporting clubs, including rugby league and Australian rules football teams
- Recreational opportunities on the lake, including fishing and water sports
- Essential services and facilities
- Strong community spirit and cultural heritage

The region's climate is well-suited to agricultural pursuits, featuring warm summers and cool winters, ideal for various farming activities. The property's position in the Lachlan River catchment area ensures reliable access to water resources, a crucial factor for sustainable farming operations.

0 BED | 0 BATH | 0 CAR

### PRICE:

Expression of Interest

### OPEN FOR INSPECTION:

N/A



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