

0 Islands Road, Cowra, NSW, 2794



Rural For Sale

Monday, 25 November 2024

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Type: Rural

Location, Soil & Rainfall

LAWD is pleased to present for sale Clunes East (the Property), a renowned mixed farming asset comprised of 676.95 hectares utilised for dryland cropping (cereals and oilseeds) and grazing, in close proximity to the town of Cowra in the Central West region of New South Wales.

Picturesque gently undulating to steeper landscape including 497.54 ha* of arable land with the balance comprising grazing hills and remnant timber. Whilst the arable areas are predominantly cleared of trees, the dominant remnant timber species comprise yellow box, grey box, white box, Blakeley's red gum, with scattered kurrajong trees. Some timbered areas of the Property may be utilised for Carbon projects.

Productive soil types, with capacity to produce high yielding winter crops and pastures, supported by a comprehensive agronomic plan.

With a recent history of lime application (up to 3,000kg/ha*), over the past three years, combined with a long-term average rainfall (625mm*), and weed management, the new owner will be able to fully utilise productive capacity.

Water security is a feature of the Property with multiple water sources including 13* dams, creeks and a fully equipped bore. Stock water is available in every paddock.

Fit-for-purpose operational improvements to support cropping enterprises and livestock, including 400* head Clipex designed cattle yards and four* Hillston Engineering 110t* conical silos.

Conveniently located to Cowra (13 linear kilometres*), Canowindra (19 linear kilometres*), Orange (56 linear kilometres*), Bathurst (82 linear kilometres*) and Sydney (227 linear kilometres*).

Inspections are strictly by appointment only.

For further information on this exciting opportunity please contact the agents listed.