

2627 Yarrabandai Road, Forbes, NSW, 2871

Rural For Sale

Thursday, 12 December 2024



Miller & James
Real Estate

2627 Yarrabandai Road, Forbes, NSW, 2871

Type: Rural

Quality Fattening Country

Located 21km* west of Forbes in the highly regarded Bedgerabong area, these two outstanding properties are available to be purchased as a whole, or as two separate blocks. Both blocks would be ideal for either cattle or sheep fattening, with a combination of great shade and shelter, plenty of water, and strong loam soils.

'Rosewood'

Located on Kelvins Lane, this 303 acre* block is subdivided into 11 paddocks. Over the years it has been used predominately for grazing, but is also very open and could alternatively be used for winter crop production. The size of the trees across the property is testament to the deep fertile soils - as everyone knows - trees do not lie!

Presently, water is supplied by a fully equipped bore powered by solar. There is a high probability, a production bore could be sunk on the property allowing pivot irrigation to be undertaken, however, potential purchasers would need to do their due diligence in this regard. Even without irrigation, it is not hard to imagine the entire property under lucerne pasture producing either high quality lucerne for hay or livestock production.

'Achesons'

Located on the Yarrabandi Road, 8km north of Bedgerabong, this 640 acre* property has the Goobang Creek winding through its north western portion. This beautifully shaded area compliments the rest of the property which is open country with strong loam soils, subdivided into 10 paddocks. A bore equipped with a solar pump provides water across the farm. There is also a set of all steel sheep yards near the creek in the centre of 'Achesons'.

If someone is looking to build a beautiful homestead along the creek, the property does come with a building entitlement.

Sales Process:

'Rosewood' and 'Achesons' are being offered for sale by a two stage Expression of Interest process. The first stage will run until 10.00am Thursday 27th January 2022 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor.

Contact:

To request a copy of the IM or to arrange an inspection, contact Angus McLaren on 0428 496 289

*Approximately