

Borambil Station, Lachlan Valley Way, Condobolin, NSW 2877



Sold Mixed Farming

Friday, 19 April 2024

Borambil Station, Lachlan Valley Way, Condobolin, NSW 2877

Area: 14410 m²

Type: Mixed Farming



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Contact agent

LAWD is pleased to present for sale Borambil Station (the Aggregation), a highly productive irrigated and dryland cropping and grazing opportunity comprising 14,410* hectares, located in the highly regarded Lachlan Valley region of New South Wales. KEY INVESTMENT HIGHLIGHTS INCLUDE: • Currently utilised for the production of high value crops including cotton, winter cereals and oilseeds, fodder, wool and lamb. • The grazing enterprise is currently focused on the production of Merino sheep and prime lamb carrying 13,000* Merino ewe flock with 50% joined to Merino rams and 50% joined to Border Leicester sires plus agistment cattle (40,000* DSE). • 564* hectares has been developed to flood irrigation, supported by extensive water entitlements totalling 8,659* megalitres (3,550* megalitres of groundwater licences and 5,109* megalitres of river water licences). • Secure stock water is supplied via two bores to a network of tanks and troughs located throughout the property combined with the Lachlan River (10km* frontage), the Wallamundry Creek and the Wallaroi Creek. • Available water entitlements and suitable soils present the opportunity to significantly expand the irrigated area for cotton, corn, fodder and other row crops. • Quality fit-for-purpose infrastructure including an eight-stand undercover shearing shed (capacity 1,200* head), associated yards, outpost sheep yards, cattle yards, rural shedding and grain storage (in excess of 2,400* tonnes). • Substantial residential infrastructure provides both staff and seasonal worker accommodation. • Close to commodity processing facilities including cotton gins at Carrathool, Hillston and Trangie, grain receival sites at Forbes, West Wyalong and Parkes, livestock markets at Forbes and Wagga Wagga, as well as export abattoirs at Cootamundra, Young and Wagga Wagga. • Strategically located in proximity to major regional centres including Orange (170* linear kilometres), Dubbo (170* linear kilometres) and Wagga Wagga (200* linear kilometres). Borambil Station is being offered for sale by Expression of Interest closing at 12pm (AEST) on Wednesday 12 July 2023.*approximately