






"Whenebah"



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714 Murringo Road, Boorowa

Sold for \$3,556,000 (Oct 03, 2024)

“Whenebah” is situated along the prestigious Murringo Road, a mere 10 kilometers northwest of Boorowa’s post office, lies an extraordinary opportunity to acquire a rural property in a tightly held district renowned for its agricultural prowess. Consisting of 205.78 hectares (509 acres) of gently undulating to flat terrain, this coveted property showcases the epitome of arable land, characterized by rich Red loam soils, and boasting an average annual rainfall of 660mm.

The property is perfectly suited for cropping, fodder production, livestock breeding & fattening, or a combination of farming operations and offers endless possibilities for your agricultural endeavors.

Property Features:

- Land Area: 205.78 hectares (509 acres) of arable, gently undulating to flat terrain.
- Soil Quality: Predominantly Red loam soils.
- Rainfall: Boasting an average annual rainfall of 660mm
- Potential: Perfectly suited for cropping, fodder production, livestock breeding & fattening, or

Property ID:	L26115931
Property Type:	MixedFarming
Garages:	10
Land Area:	205.78 hectares

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a diversified farm operation.

- Condition: Ready for immediate stocking or commencement of the sowing program this season.
- Early Access: Negotiable early access arrangements available for purchasers post-exchange.

#### Infrastructure:

- Residence: A two-bedroom shearers' quarters with an open living area, offering comfort amidst the rural landscape.
- Power Supply: Shearers Quarters is equipped with a off grid solar system. Mains power is available on the property.
- Machinery Shed: A steel-framed Machinery shed Approx. 19mx13m.
- Silos: Five self-emptying silos, boasting a total capacity of 275 tonnes.

#### Livestock Facilities:

- Shearing Shed: Two stand shearing shed (unequipped)
- Sheep Yards: Functional sheep yards facilitating efficient handling and management of livestock.
- Fencing: Fenced into 9 paddocks, with fences a mixture of fair to new condition.
- Water Supply: Eleven dams scattered across the property, an equipped bore and Fishers creek also runs through part of the property.

This remarkable property offers a rare opportunity to secure a substantial rural holding in the heart of Boorowa's esteemed agricultural district. With its fertile soil, reliable water supply, and versatile infrastructure, it presents a rare opportunity for a discerning buyer.

For Sale by Online Auction unless sold prior.

Call Nic to book your private inspection on 0431 474 995

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