



'Sylvania' 723 Dripping Rock Road, GUNNEDAH, NSW 2380

'Sylvania' - High quality mixed farming enterprise

3,480.00 hectares, 8,599.08 acres

Elders Gunnedah in conjunction with Inglis Rural Properties are pleased to exclusively present 'Sylvania Aggregation', a high-quality mixed farming enterprise focusing on productivity, versatility, sustainable management and first-class livestock production.

AREA

Sylvania boasts a commercial scale of 3,480* HA (8,600* AC) which is amongst the largest contiguous landholdings in the surrounding region.

LOCATION

Situated in the renowned Gunnedah/Boggabri region, the area is popular due to the natural agricultural strengths, reliable winter and summer rainfall, inherently fertile soils, highly versatile and arable country. Located 29km* from Boggabri, 49km* from Gunnedah and 110km* from Tamworth.

TYPE: Sold

INTERNET ID: 300P129582

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Gunnedah

Lot 15

GUNNEDAH, NSW

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Ian McArthur

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PRODUCTION

Extensively developed, the property offers economies of scale via a winter cropping program along with perennial pasture establishment with primarily chocolate self-mulching clays rising to red loam soils. Preferred soil types with largely heavy black soils on the southern portion of the holding exhibiting high water holding capacity as well as well drained red loams soils on the northern portion of the holding.

EXTENSIVE WATER

Water infrastructure has been a key focus over recent years. The commencement of planning and investment ensures that additional water points enhance grazing management. The property currently possesses 4 x bores, including a recently drilled bore yielding approximately 1,000/gallons per hour with an equipped solar pump supplying to a network of troughs.

RAINFALL

Average 570* millimetres per annum (BOM)

WORKING IMPROVEMENTS

Supported by a wide range of improvements including 4 x machinery sheds, 1 x shearing shed, 2 x hay sheds, grain shed, 12 x silos, 2 x cattle yards, Sheep yards, chemical shed and 2 x cottages.

RARE OFFERING

The physical features of the property combined with the productive capability and sheer lack of available opportunities in the region will ensure strong enquiry and participation from the market. Optimal growing climate for promoting grass growth and fattening cattle.

Inspections by appointment.

'Sylvania Aggregation' including land and fixed Improvements is being offered for sale via Expression of Interest closing Thursday 26th October 2023 at 4pm AEDT.

* denotes approximately

- Land Area 3480 hectares







