



## Guabinga 51L Nubingerie Road, BENOLONG, NSW 2818

Top Shelf Property – Renowned Area

**690.00 hectares, 1,704.99 acres**

'Guabinga' is extremely attractive and productive rural holding in one of the best areas of the district being Terrabella/Benolong.

Enjoying a frontage of over 5km to the Little River (2.5km give and take), the country rises gently off the alluvial river flats to a slight undulation slope.

Being some 95% arable the soil types are perfect combination of alluvial soils to rich red basalt types and small areas of grey/black self-mulching types.

The water on the property is a feature. In addition to the give and take river frontage is 6 dams as well as a mains powered equipped bore that pumps to 2 holding tanks and reticulated to 14 concrete troughs.

A significant investment in pasture has been undertaken on 'Guabinga'. Some 445 hectares approximately have been established to aurora lucerne, fescue, cocksfoot,

**TYPE:** Sold

**INTERNET ID:** 300P130179

### **AUCTION DETAILS**

11:00am, Tuesday  
November 21st, 2023

### **CONTACT DETAILS**

**Brian McAneney**  
0417 277 424

phalaris and clovers. (Please refer to the IM maps for breakup). This as well as fodder crops ensure the fattening program on 'Guabinga' regularly turns off 500 to 600 steers at 550 kg weights.

'Guabinga' has a one-bedroom new self-contained cottage including reverse cycle air conditioner and covered outdoor area.

The property has a high standard of working improvements. There is a large set of M & M Stockyards steel cattle yards with CIA crush and loading ramp centrally located. There is a 21m x 18m machinery shed with 20 ft lock up container as well as a fully enclosed fuel shed. The shearing shed has 3 stands and is equipped. Although not used by current management it is still in operational order. Adjacent to the shearing shed are steel sheep yards with draft and loading ramp.

Overall, the fencing is of a very good standard. There is a laneway system all but completed which allow the movement of stock with ease.

'Guabinga' is a quality property in a highly rated and sort after district, known for its productivity and reliability.

'Guabinga' will not disappoint.

Register to view auction live here

<https://buy.realtair.com/properties/113053>

- Land Area 690 hectares







