



1076 Watermark Road, CURLEWIS, NSW 2381

Productive Mixed Farming Opportunity – 211.55 ha (523 ac) at Curlewis

211.55 hectares, 522.74 acres

Located just 3 km from the village of Curlewis and 18 km south of Gunnedah, this quality farming block offers a rare opportunity to secure a highly arable and well-located rural holding with future potential for a dwelling (STCA).

Accessed via all-weather Watermark Road which runs off the Kamilaroi Highway, the property comprises 211.55 hectares (523 acres) of gently sloping country with approximately 90% arable land, ideally suited to cropping, livestock grazing, or mixed farming operations. The soils are predominantly red to brown loams, providing versatility and productivity across the holding.

Water security is a key feature, with town water connected to a tank on the eastern boundary supplemented by several reliable dams.

Farm infrastructure includes:

- Three-bay steel-framed machinery shed

TYPE: Sold

INTERNET ID: 300P178433

SALE DETAILS

\$1,350,000

CONTACT DETAILS

Ben Green

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- 2 x 85-tonne HE silos on concrete pads

The property exceeds the minimum lot size for dwelling permissibility, offering the opportunity for a dwelling entitlement (subject to Council approval). Several elevated building sites present outstanding district views, making this an appealing prospect for both working farmers and those seeking a rural lifestyle with income potential.

Key Features:

- 211.55 ha (523 ac) 90% arable, gently sloping country
- Red to brown loam soils
- Town water connected + multiple dams
- Machinery shed and 2 x 85 t silos
- Dwelling entitlement potential (STCA)
- Excellent building sites with district outlooks
- Convenient location 3 km to Curlewis, 18 km to Gunnedah
 - Land Area 211.55 hectares



