



BOOROOL Mossdale Road, BALLDALE, NSW 2646

Highly Versatile Eastern Riverina Holding 1,593.33*Ha | 3,937.13*Ac

1,593.30 hectares, 3,937.04 acres

Perched majestically upon the highest peak of the sprawling Balldale plains, with commanding views of the surrounding countryside, lies a truly magnificent rural holding. This property is a rare gem, held within the same family for four generations and renowned for its above-average crop yields and vibrant prime lamb enterprise. It presents an opportunity to acquire one of the region's most productive and prestigious farms, to be sold as a whole or in two non-contiguous lots.

The homestead is the heart of this estate, a beautifully restored four-bedroom residence that seamlessly blends classic charm with modern functionality. It offers versatile living spaces, including formal lounge, dining, and sitting rooms, as well as an open-plan kitchen and living area complete with a butler's pantry. For the discerning entertainer, a dedicated wine cellar adds a touch of elegance. A lock-up garage and washroom complete the home's superb amenities.

The property's infrastructure is both extensive and meticulously maintained. It includes a generous three-bay hayshed, two substantial machinery sheds (one with a partial lock-up bay), silos, and robust cattle yards. The newly constructed four-stand woolshed,

TYPE: For Sale

INTERNET ID: 300P181562

SALE DETAILS

CONTACT AGENT

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Albury rural
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with its adjacent undercover yards, is a testament to the property's ongoing investment in top-tier livestock management.

This is a true mixed-farming enterprise, known for producing quality grain, canola, and prime livestock. With 28 surface dams, three stock and domestic bores, and a reliable 20-21" (500-525mm) annual rainfall, water security is well-established.

Located just 30kms from Corowa and 70kms from Albury, this rural holding offers both the serenity of country living and convenient access to regional centers. This is a truly turn-key opportunity for the astute investor or farming family. Properties of this calibre and productivity are seldom brought to market.

- Land Area 1593.299982 hectares









