



Pilca Butta 2178 Black Stump Way, COOLAH, NSW 2843

Prime Rural Property in Coolah Valley

663.14 hectares, 1,638.62 acres

'Pilca Butta' offers a rare opportunity to own one of the best properties in the tightly held coveted Coolah Valley.

1,638.6 acres (663.14 ha), this historic and highly productive farmland boasts a prime location, exceptional water resources and versatile farming capabilities.

All weather accessibility, located 15kms from Coolah and 30 kms from Dunedoo with 5 kms of double frontage along the permanent Coolaburragundy River with an annual rainfall of 26 inches.

The property features deep, rich black alluvial flats, rising to red loam, with 90% being highly arable. The fertile soils make it ideal for mixed farming, cropping and fodder production; a proven fattening property for both sheep and cattle.

Drought proof water reliability, with three equipped solar bores feeding three concrete

TYPE: Auction

INTERNET ID: 300P183110

AUCTION DETAILS

11:00am, Friday September 26th, 2025

CONTACT DETAILS

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tanks reticulating to concrete troughs in every paddock, complemented by nine dams and frontage to the Coolaburragundy River.

172 acres of established lucerne, additional 60 acres freshly sown, 253 acres barley, 160 acres oats, and remaining acres lucerne/clover/grass pasture.

The renovated four bedroom/two bathroom homestead is set within established gardens. Additional infrastructure includes sheds, stockyards, hay storage and silos.

'Pilca Butta' held in the Stevenson family for 85 years, offers a once in a lifetime generational opportunity to purchase one of the best properties in the Coolah Valley â## a district renowned for safe seasons, fertile soils, and natural beauty. This property combines historic charm with outstanding productivity, making it an exceptional investment.

Rarely does a property of this calibre come to market. 'Pilca Butta' stands out as a top-tier rural asset in a highly sought-after and safe region, offering unmatched opportunities for sustainable farming, lifestyle, and long term capital growth.

- Land Area 663.14 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







