



Newell Highway, JERILDERIE, NSW 2716

RENOWNED SOUTHERN RIVERINA PASTORAL HOLDING 7,569Ha / 18,703Ac*

Elders are delighted to present for sale the property 'Coolbaroo' Jerilderie NSW. A low input pastoral holding featuring an excellent mix of country from gently undulating Murray Pine sandy loams, Red Gum creek flats, and principally Riverina plains country with native grasses, crows foot, clovers and medics.

'Coolbaroo' offers prospective purchasers an opportunity to secure a sizable grazing property with excellent access from both the Newell Highway (Route 39 - National Highway) and Kidman Way (Route B87), and just 76 kilometres* from the New South Wales - Victorian State border at Tocumwal.

Property Particulars:

* Location: Ideally located just 19 kilometres* north of Jerilderie via the Newell Hwy, 350 kilometres* north of Melbourne, and 170 kilometres* west of Wagga Wagga.

- Accommodation: Four-bedroom, two bathroom brick veneer home featuring multiple living rooms, enclosed sunroom, ducted refrigerated heating/cooling (zoned) in addition to a slow combustion heater, spacious bedrooms, master with ensuite and walk in robe, office, outdoor entertainment area, set amongst established lawn and gardens with

TYPE: Auction

INTERNET ID: 300P184775

AUCTION DETAILS

11:00am, Wednesday
October 8th, 2025

CONTACT DETAILS

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inground sprinkler system, salt chlorinated inground swimming pool, 10x6m* double garage/storage shed, 6x2m* garden shed, original meat house, and a self-contained guest cottage.

- **Shedding:** Extensive shedding includes a 30x14m* machinery shed/workshop with secure bay, concrete floor, dual service pits, power, lighting, toilet and wash basin, 7x7m* hay shed, 10x6m* shed with secure chemical storage bay, in addition to sundry shedding at Micks/Kellys paddock.

- **Livestock Facilities:** 4-stand shearing shed with adjoining steel yards. This is the primary shearing shed on the property with mains power connected, multiple water storage tanks, and dust suppression sprays in the yards. A 2-stand shearing shed (generator required) is situated in Micks/Kellys paddock with adjoining steel yards, whilst 2x sets of outstation sheep yards, multiple marking and crutching yards, and 3x sets of cattle yards are strategically located across the holding. 4x cone-based silos (various sizes) are available for grain storage.

- * **Fencing:** Fenced into 15x main paddocks in addition to several smallish support or ram paddocks, with the overall standard of fencing considered to be fair to good condition. A laneway system has been developed to walk stock to and from the Creek Paddock north of the Six Mile Lane to the shearing shed and yards, with the laneway also connected to Mills, Dollys and Hoggarts Sandhill paddocks.

- * **Water Supply & Infrastructure:** Water across the holding consists of 9x windmill bores, 4x solar bores feeding tanks and dams, in addition to several catchment dams. An electric stock and domestic bore is located nearby the home and caters for domestic use in addition to several troughs around the house area and the cattle yards. In addition to the electric bore, are multiple rainwater tanks providing fresh water supply to the home.

- * **Creek Frontage:** A key attribute of the property is its 12 kilometres* of picturesque frontage to the Yanco Creek (Northern Boundary) providing stock water access, excellent shelter, firewood and lifestyle opportunities. The Turn Back Jimmy, a dry to seasonal creek meanders through the southern side of the holding.

- * **Livestock Program:** The current management program for 'Coolbaroo' is to join and lamb down around 5,000 Dohne Merino ewes annually. The ewe numbers consist of approximately half maidens, and half cast for age ewes that are joined to White Suffolk rams sourced primarily from Trigger Vale White Suffolk Stud of Brookong NSW. These ewes are replaced annually (October/November), with replacements bred at the vendors primary and nearby holding 'Coonong' Urana NSW. In addition to the sheep program are a quantity of cattle, with current numbers consisting of 84 Hereford preg tested in calf heifers.

- * **Additional Comments:** Ideally located in proximity to livestock selling centres, feedlots, and abattoirs, 'Coolbaroo' presents as a rare opportunity to secure proven and reliable breeding country with permanent and seasonal creek frontages, and a good standard of building and working infrastructure. A quality holding, in good ready to work order.

- * **Auction Terms:** 10% deposit, settlement date: Monday the 12th of January 2026, successful purchasers may start stocking the property from Monday the 1st of December 2025 via an early agricultural access clause.

Auction

Date Wednesday 8th October, 11.00am

Venue Jerilderie Sports Club,

129 Jerilderie Street, Jerilderie NSW 2716

Matt Horne 0409 355 733

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*Denotes: Approximate

- Bedrooms: 4
- Bathrooms: 3



HOMESTEAD

Bedrooms	4
Bathrooms	3







