



Bourbah 2598 Warren Road, GULARGAMBONE, NSW 2828

Prime Gulargambone cultivation and grazing property.

1,285.00 hectares, 3,175.24 acres

'Bourbah' presents in first class order, currently operated as a cropping, sheep breeding and fattening enterprise.

Located in one of the most tightly held areas of the North West, 'Bourbah' is some 22km West of Gulargambone with access via a sealed road. The opportunity to expand or enter in this favoured area is rare indeed.

The soils range from rich grey self mulching types to red/brown loams and areas of sandy soils along timber lines.

Currently there is 520ha of cultivation country, some 410ha of open grazing country which could be easily cultivated and 355ha of medium timber grazing country.

'Bourbah' is extremely well watered. There is a sub artesian bore equipped with a mains powered submersible pump that delivers water to a 200,000 litre bore tank. This

TYPE: Auction

INTERNET ID: 300P185353

AUCTION DETAILS

11:00am, Friday October 10th, 2025

CONTACT DETAILS

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is then pumped to 5 bore header tanks and reticulated to 11 concrete troughs. There is a trough in every paddock. In addition to the bore system there are 6 generous dams.

The 'Bourbah' homestead has been home for a number of generations for the Taylor family. It is in very good order having a renovated kitchen, 3 bedrooms, lounge and office/sleepout. For comfort it has evaporative air conditioning as well as new split system air conditioning to all rooms. Bore and rain water are both connected to the homestead.

The working infrastructure at 'Bourbah' is largely in new or near new condition.

The machinery shed erected in 2016 is 18m x 12m x 7.5m steel frame and corrugated metal walls. It is 2 sided drive through in design.

The yards at 'Bourbah' are brand new including Clipex steel cattle yards with vet crush, loading race and holding yard. While the adjacent Clipex sheep yards have v race, 3 way draft and double drenching race. There is also an older set of steel and timber sheep yards.

Other infrastructure included older garage/storage shed adjacent to the homestead and a steel framed hay shed.

Grain storage includes 2 x 52 tonne Ahrens cone bottom silos, 2 x 65 tonne Kotzur cone bottom silos, 2 x 75 tonne Lysaght flat bottom silos plus 1 x 5 tonne silo.

'Bourbah' is enjoying an enviable season with the current Barley and Wheat crops in advanced stages and looking to deliver extra ordinary yields. Settlement will be after harvest with the crops excluded from the sale.

We invite you to inspect 'Bourbah' a prime cropping and fattening property in an area where its seldom for a title such as this to arrive on the open market.

- Land Area 1285 hectares
- Bedrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	0







