



BOOROWA NSW 2586

'Balbardie' – Prime River Holding in Boorowa

564.20 hectares, 1,394.14 acres

564.2 ha (1,394 ac)

Set in the tightly held and highly productive Boorowa district, Balbardie represents a rare opportunity to secure a blue-ribbon, river frontage mixed farming enterprise with scale, infrastructure, and versatility. With a reputation as a lamb-fattening powerhouse, the property offers outstanding production capacity across sheep, cattle, and cropping, underpinned by quality red basalt soils, abundant water, and excellent improvements.

564.2 hectares (1,394 acres) of gently undulating, fertile farmland, the property is divided into 18 well-fenced paddocks. serviced by 5 dams, two spring-fed creeks, reliable bore reticulating to troughs via holding tank and approx 3.9kms of prime river frontage, ensuring reliability and resilience.

Infrastructure:

TYPE: Auction

INTERNET ID: 300P186290

AUCTION DETAILS

11:00am, Friday November 7th, 2025

CONTACT DETAILS

Rachelle Barnett
0487 397 213

- Four-stand wool shed in excellent order
- Sheep yards with capacity for 1,200 head, plus 500â##600 undercover yarding
- Steel cattle yards with crush and loading ramp
- Machinery shed with workshop for practical on-farm management, 1 30t cone bottom silo.
- Fencing all in good condition and stockproof.

Soils & Country:

- Highly productive red basalt predominately with some loam.
- Pasture development has been ongoing since 2004 with rotational cropping for hay and fodder. This season has approx 35ac sown to oats and 60ac sown to brassica.
- Average rainfall of 690mm
- Estimated Stocking Rate: 6,000 DSE
- Country presents in excellent condition, reflecting careful long-term management

Homestead:

- Privately sited renovated three-bedroom home with 1 bathroom and 2nd toilet.
- Freshly updated interiors offering modern comfort and practicality. New reverse cycle air conditioner, wood fire place keeps the home comfortable year-round.

Location

Perfectly positioned just 10 minutes from Boorowa CBD, Balbardie combines the convenience of town proximity with the privacy of a rural setting. Located in the heart of the Southwest Slopes, this area is renowned for reliability, productivity, and versatility across livestock and cropping enterprises.

Balbardie offers a genuine production, position, and potential package, a proven performer for fodder production, wool, prime lamb and cattle fattening.

This is a standout offering in one of New South Wales' most respected agricultural regions.

Auction Unless Sold Prior

7 November 2025

11am Boorowa Ex Services Club

- Land Area 564.2 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







