



## 1432 Lachlan Valley Way, LAVERSTOCK, NSW 2582

Premium Grazing Property in Prime Yass Region – 'The Brothers'

**231.68 hectares, 572.48 acres**

Offering scale, water security, and practical infrastructure, 'The Brothers' is a quality grazing property in a well-regarded and tightly held part of the Yass region. Situated just 18km\* from the Yass Service Centre, 1432 Lachlan Valley Way, known as 'The Brothers', is an expansive 231.68 hectares (572.49 acres) offering the perfect blend of water security, practical improvements and natural beauty.

Water security is a standout feature of the property, with approximately 1.3km of the Boorowa River flowing through the property, complemented by 8 dams and a seasonal creek - providing an almost guaranteed secure water supply to support your livestock year-round.

The land is divided into 8 well-fenced paddocks, each with dedicated water access, ensuring ease of management and optimal grazing rotation.

Varying degrees of elevation and good tree coverage provide shelter from for the elements for stock in addition to the large clear grazing areas.

**TYPE:** Auction

**INTERNET ID:** 300P186398

### AUCTION DETAILS

11:00am, Friday November 14th, 2025

### CONTACT DETAILS

**Emma Herrington-Clarke**  
0418 354 585

Supporting your farming operations, are high-quality working improvements including a combined machinery shed and two-stand raised board shearing shed, sturdy cattle and sheep yards, plus a silo for feed storage.

Accommodation is provided by two comfortable weekenders, one with air conditioning and a shower - perfect for weekend stays or seasonal workers.

Access is another key advantage, with B-Double entry directly off Lachlan Valley Way.

The property is only 14km\* from the Hume Highway and less than 20km from the Southern Eastern Livestock Exchange (SELX), offering excellent connectivity for livestock transport, supply runs, and broader logistics.

#### Property Highlights:

- 231.68ha (572.49 acres\*) of productive grazing country
- Approx. 1.3km of Boorowa River frontage + 8 dams & seasonal creek
- 8 well-fenced paddocks, each with dedicated water access
- Combined machinery and two-stand, raised board shearing shed
- Cattle yards with under cover crush, sheep yards and silo
- Two weekender accommodations, one with A/C and shower
- B-Double access from Lachlan Valley Way
- Just 14km to the Hume Highway\*, 20km to South Eastern Livestock Exchange (SELX), 18km to Yass Service Centre\* and under 1 hour to Canberra

Don't miss your chance to own this exceptional grazing opportunity. Contact Emma Herrington-Clarke on 0418 354 585 today for more information or to arrange a private inspection ahead of the auction.

Auction ### 14th November 11am, Bowning Hall

\*Denotes approximately

- Land Area 231.68 hectares







