



128 Berida-Bullagreen Road, COLLIE, NSW 2827

'Artora & Sunvale' – Scale, Productivity & Location

1,125.60 hectares, 2,781.36 acres

128 Berrida-Bullagreen Road, Collie NSW 2827

[1,125.6 Ha | 2,781.38 Ac]*

'Artora & Sunvale' presents an exceptional opportunity to secure a highly productive mixed farming enterprise in the tightly held Gilgandra district. Spanning 1,136.1 hectares (2,807.3 acres*), this well-balanced holding combines quality cropping country, reliable grazing, excellent water security and outstanding infrastructure-all within easy reach of key regional centres.

The property features approximately 500 hectares under chickpeas, barley and wheat, 130 hectares in fallow, and 490 hectares dedicated to grazing, currently carrying around 100 cows. Soils range from sandy loams along the Marthaguy Creek to fertile red-brown and grey loams to the north, supported by established timber providing natural shelter.

TYPE: Auction

INTERNET ID: 300P186601

AUCTION DETAILS

11:00am, Thursday March 12th, 2026

CONTACT DETAILS

Elders Real Estate
36 Wingewarra Street
Dubbo, NSW
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Water security is a standout, with 2 fully equipped bores, 14 dams, 6 troughs, over 116,000 litres of tank storage, and 2.7 km of dual frontage to the Marthaguy Creek with permanent waterholes.

Improvements are extensive and include a 5-stand shearing shed, sheep and cattle yards, multiple large workshops and machinery sheds, grain silos (210t capacity), and a modern Rural Fire Brigade shed. A comfortable 4-bedroom weatherboard cottage with renovated kitchen, large living areas, covered verandahs and established yard provides a welcoming homestead.

Located just 22 km from Gilgandra, 86 km from Dubbo and within easy reach of major markets, 'Artora & Sunvale' is a versatile, well-developed farming enterprise offering scale, security and productivity.

Feature List

Soils

- Well balanced soils ranging from Sandy Loams along the Marthaguy Creek to Red-brown loams and Grey-Brown loams to the northern end of the property.
- Timber includes Kurrajong, Myall, Rosewoods, Wilga, Grey Box and River Red gums along Marthaguy Creek, providing excellent shade and shelter for stock.

Production

- Mixed farming enterprise. With 500 Hectares under Chick Pea, Barley and Wheat, 130 Hectares in fallow and 490 Hectares for Grazing.
- Currently Carrying 100 cows approximately.

Fencing

- Fencing in good stock proof condition, mainly hingejoint and netting.
- Subdivided into 14 main paddocks, 1 holding paddock and the house yard.
- Double gates across the property enable easy access for machinery.

Pasture

- Large body of pasture including Buffel grass, crows foot, and sub-clovers.

Water

- Rainwater & Bore Water: 116,000 litres of water storage across the property. 1 x

20,000 litre rainwater tank off house, 1x 9,000 litre rainwater raised (1m) poly tank off house, 1 x 10,000 litre raised (4m) poly tank filled from fully equipped bore, 1 x 20,000 litre concrete tank for rainwater off Fire Brigade shed, 1 x 6,000 litre concrete tank off machinery shed (needs attention), 1 x 12,000 litre corrugated iron tank for rainwater off shearing shed, 1 x 20,000 litre raised (4m) poly tank filled from 2nd fully equipped bore.

- Bore: 2 x Fully equipped bores, 1st located near house on Artora, 2nd located on Sunvale. Bore water, from both bores is drinkable.
- Dams: 14 dams & 6 troughs. Troughs are supplied by bore water.
- Rainfall: Annual Average Rainfall is 570mm per year, according to the BOM site for Gilgandra..
- Water Courses: 2.7km of dual frontage to Marthaguy Creek with permanent water holes, plus several other overflow channels.

Improvements

- Large Workshop [24m x 9m] with awning [24m x 6m], 2 roller doors, power, concrete floors, human access door, 4 x windows for natural lighting, 3 phase power, steel frame, high lumen roof lighting. Plus chemical storage areas with containment areas in case of spillage.
- Large machinery/hay shed [25m x 10m], steel frame, earthen floor, enclosed on three sides.
- Large machinery/hay shed [29m x 10.5m], steel frame, earthen floor, power connected, enclosed on three sides.
- Amenities block [4m x 4m], besser block construction, concrete floor, power, hot water system, shower recess, laundry bay, toilet.
- 5 bay shearing shed [19m x 9m], power connected, louvre windows on northern & southern side, Gil-Mac powa-matic wool press, load out roller door and loading bay, header board & fan stands, under floor storage for 200 head of sheep.
- 3 x silos, with 210 tonnes of storage capacity. All with concrete bases, power for electric augers, handles at ground level to open top of silos, side windows, ladders on side.
- Cattle yards with loading ramp and Beef Boss cattle crush, timber flooring under crush and leading up to loading ramp. Old milking shed in need of attention. Water trough in yards. White Cypress shade tree.
- Sheep yards, with 21 metre race, with concrete flooring, loading ramp, integrated with shearing shed.
- Storage shed [13m x 5m] with corrugated iron roof and walls, timber frame, wide door access, concrete floor, no power,
- New Merrigal Rural Fire Brigade shed [5.6m x 9.6m], with large roller door for Fire Engine access, side human access door, concrete floor and power.
- Workshop with steel frame [11.5m x 6.0m], concrete floor and power, human access door, 2 roller doors, windows for natural light and power. Outside flood lights and steel framework for metal work.

Homestead

- Weatherboard Cottage (Circa 1955) with 4 bedrooms and 1 bathroom.
- Recently renovated kitchen with open plan dining area.

Other features

- Views of the Warrumbungle Skyline
- Telstra cable along Berida-Bullagreen Road.
- Property entrance only 1.28km from Oxley Highway.
- All weather gravel driveway to house is 180 metres.
- 20 year tenant has lease until 31/01/2027.
- Inland rail corridor of 10.5 Hectares.

Location

- Located only 17.2 km to Collie, 22km to Gilgandra, 86km to Dubbo, 404km to Newcastle, 459km to Sydney, 816km to Brisbane, 928km to Melbourne.

- Land Area 1125.6 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







