



223 Morans Road, BRIBBAREE, NSW 2594

'Hilltop' Dual-Income Opportunity

153.78 hectares, 379.99 acres

| 380* Acres | Auction 21st November (unless sold prior)

Perfectly positioned just 1 km East of Bribbaree and 42 km Northwest of Young, 'Hilltop' presents a rare opportunity to secure a highly productive and versatile farming enterprise in one of the district's most tightly held areas.

Comprising 380* acres of red loam soils, the property is approximately 95%* arable, offering excellent potential for both cropping and grazing pursuits. With an average 600 mm annual rainfall, Hilltop has consistently proven to be a reliable and productive operation.

The farm boasts an excellent fertiliser and management history and is currently in a canola/wheat rotation and previous years has produced good lucerne and hay, reflecting the quality of its ongoing management and soil health.

Adding to its versatility, the property also features a licensed gravel quarry, providing an outstanding dual income stream alongside agricultural production.

The property has three dams and a seasonal creek running through, the boundaries are

TYPE: Auction

INTERNET ID: 300P187951

AUCTION DETAILS

10:00am, Friday November 21st, 2025

CONTACT DETAILS

Rachelle Barnett
0487 397 213

in very good condition, reflecting the ongoing care and maintenance invested in the land.

Infrastructure is practical and well set out, including:

- Comfortable three-bedroom, two-bathroom home ideal for family living or farm accommodation
- Two machinery sheds for storage and equipment
- Two-stand wool shed, good steel sheep yards, and loading ramp
- Carrying capacity of approximately 1,000 ewes

With its combination of highly productive soils, sound infrastructure, excellent agronomic management, and additional quarry income, Hilltop is a standout mixed farming property in a sought-after location.

Properties of this scale and quality rarely come to market in the Bribbaree District. Call to book your inspection today.

For Sale by Auction 21st November 2025 (unless sold prior)

10am - Young Services Club

Contact Rachelle Barnett 0487 397 213.

* Approximate

- Land Area 153.780544 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2









