



3809 Belubula Way, CANOWINDRA, NSW 2804

Ermington – Blue Ribbon Mixed Farming Holding

449.09 hectares, 1,109.70 acres

Ermington presents a rare opportunity to acquire one of the Canowindra district's premium rural holdings. Home of the renowned Winyar Marinos, this outstanding 449.09ha (1,109.72ac)* property combines scale, productivity, excellent water security and infrastructure. With an enviable track record as a successful merino stud and mixed farming enterprise, Ermington is a highly productive operation ready to continue its legacy of excellence.

Property Overview

Ermington offers a well-balanced and versatile mixed farming operation, underpinned by exceptional management and productive land use. The property currently supports approximately 1,700 growing sheep and 200 steers, while also locking up around 200 acres for fodder production.

Approximately 90% of the property is arable, featuring soft undulating to flat country with rich granite-based black and red clay loam soils and fertile creek flats.

Water Security

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 300P188229

AUCTION DETAILS

1:00pm, Thursday
November 27th, 2025

CONTACT DETAILS

Rachelle Barnett
0487 397 213

Water is a standout feature, providing outstanding reliability and flexibility for both stock and cropping:

- Permanent creek with a solar pump system
- Three well-maintained dams
- Reliable bore, delivering approximately 2,000 gallons per hour via solar pumping system
- Town water connection
- Average annual rainfall of 24 inches

Homestead

The property features a beautifully presented four-bedroom, one-bathroom homestead, featuring high ceilings, wide hallway, spa room, loft room and quality fixtures and fittings throughout. Set within attractive surrounds, the home is saturated in natural light and offers a comfortable and stylish rural lifestyle for owners or managers alike.

Infrastructure

Extensive and well-maintained infrastructure supports Ermington's productivity and efficiency, including:

- 11m x 24m* Workshop / Machinery Shed
- 6m x 27m* Utility Shed
- 15.5m x 24m* Ram Shed / Machinery / Hay Shed Combination
- 20m x 6m* (5 Bay) Steel Hay Shed
- 3m x 7m* Fuel Shed
- Excellent Four-Stand Shearing Shed with 4 new EVO overhead capacity to hold 400 head under cover, with 2 toilet ablution facility
- Steel sheep yards with undercover drafting race
- Steel cattle yards with crush. Can hold approx 130-140 head and ramp for a B-double.
- 6 silos with approx 170t of storage
- 6.6 kVA solar system supporting on-farm energy efficiency
- Fencing all boundary and internal fencing in very good condition
- The property is divided into 19 paddocks

Soils & Pastures

A mix of granite base transitioning to black and red loam soils supports a variety of enterprises. The property currently has a portion sown to lucerne, clover, and rye, ensuring productive fodder supply and pasture resilience.

The Opportunity

Ermington is a blue-ribbon rural holding that stands out for its productivity, infrastructure, and management history. With proven performance as the home of Winyar Marinos, this property represents an exceptional opportunity to secure a

premium, well-developed mixed farming enterprise in one of New South Wales' most sought-after agricultural districts.

For Sale by Public Auction

Wednesday, 27 November 2025

Unless Sold Prior

Duntry League Guest House

195 Woodward Street, Orange NSW

Inspection by Appointment Only

Contact

Elders ### Rachelle Barnett 0487 397 213

Belle Property ### Rob Nevins 0427 651 057

• *Approximate

- Land Area 449.09 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1









