



59 Mia Mia Road, PURLEWAUGH, NSW 2357

The perfect mixed grazing and farming enterprise

982.00 hectares, 2,426.52 acres

Located 25km East of Coonabarabran and 97km Southwest of Gunnedah, "Merrybah" offers a combination of fertile soils, outstanding water security and proven performance. Featuring an ideal balance of black soil creek flats and gently undulating chocolate basalt and red sandy loams, appr. 80% arable, perfect for both livestock and cropping versatility.

Water is a standout, with a reliable network of troughs, dams and approx. 5km frontage to Baby Creek.

Infrastructure is practical and well-established, including a 34m x 9m steel machinery/hay shed with power and workshop area, 15m x 10m steel hay shed and wooden/steel cattle yards with calf race. A fencing programme has been implemented over the past few years, replacing all road fences and most internal fences where needed.

700mm annual rainfall further supports productivity in this moderate and dependable climate.

"Merrybah" has demonstrated its capacity as a genuine fattening and breeding

TYPE: For Sale

INTERNET ID: 300P189122

SALE DETAILS

Contact Agent

CONTACT DETAILS

Gunnedah

Lot 15

GUNNEDAH, NSW

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powerhouse, running 700hd of cattle recently with ease. The combination of soils, water and rainfall also provides flexibility to diversify into a variety of cropping and forage enterprises.

Centrally positioned to livestock and grain markets "Merrybah" represents a turnkey opportunity for operators seeking scale, security and versatility in a highly regarded agricultural district.

- Land Area 982 hectares



