



Hillgrove, 2851 Napier Lane, NOMBI, NSW 2379

High#Capacity 1,840ha Grazing Powerhouse with Exceptional Water, Infrastructure & Biodiversity
Upside

1,840.80 hectares, 4,548.62 acres

Elders Rural Services Australia Ltd is pleased to present 'Hillgrove', a tightly held 1,840ha (4,548ac) grazing asset in the Nombi-Purlewaugh district, 42 km east of Coonabarabran - proudly held by three generations of the same family since 1920.

Featuring a highly productive combination of fertile alluvial creek flats, gently undulating slopes and rolling hill country, the property features an enviable balance of fertile black soils (60%) running to lighter loams (40%) providing diversity and versatility.

Hillgrove is exceptionally well watered, with reliable supply from Garrawilla Creek, multiple spring-fed creeks and gullies, two equipped bores, equipped well, an extensive trough network, and 18 dams.

Currently operated as a commercial Poll Hereford enterprise, the property comfortably supports 500â##550 breeding cows plus replacements, underpinned by a strong fertiliser history, mix of improved and native pastures and forage cropping.

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: For Sale

INTERNET ID: 300P194373

SALE DETAILS

**Expressions of Interest
Closing 21 May 2026**

CONTACT DETAILS

Gunnedah

Lot 15

GUNNEDAH, NSW

02 6742 0355

Ben Green

0412 100 681

Infrastructure is a standout, with 23 paddocks and laneway, two sets of steel cattle yards, multiple machinery and hay sheds, and grain storage.

The circa 1930 character-filled homestead is beautifully set amid established, well maintained gardens and provides very comfortable four bedroom accommodation with multiple living areas and surrounding verandahs. It is further enhanced by exceptional lifestyle amenities including a swimming pool, tennis court, and inviting outdoor entertaining areas, creating an ideal setting for relaxed rural living and entertaining.

Importantly, 'Hillgrove' also presents a compelling diversification opportunity, with approximately 1,187 ha identified as having strong potential for a Biodiversity Stewardship Site (subject to approval), offering significant natural capital and passive income upside.

A rare opportunity to secure a proven, scale asset with over a century of family ownership, combining productivity, infrastructure and future income potential in a tightly held North West NSW region.

The property is for sale via Expressions of Interest, closing 3pm on 21 May, 2026. Information Memorandum available upon request.

Note: This listing includes several photos that have been taken over the course of the last 12 months depicting the country in a better season than currently being experienced

- Land Area 1840.8 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1









