



71 Gongolgon Road, GIRILAMBONE, NSW 2831

Scale, Potential and Opportunity in the Bogan Shire

2,832.80 hectares, 6,999.85 acres

Spanning approximately 7000 acres, Freehold, 'The Pines' presents a rare opportunity to secure a large-scale holding just 60 kilometres North of Nyngan on the Gongolgon Road.

Comprising approximately 300 acres cleared and sown to pasture with the balance timbered grazing, the property offers significant upside with a Property Vegetation Plan (PVP) already in place, allowing for the clearing and future development.

Key features include

One megalitre stock and domestic water licence accessed from Bogan River.

Subdivided by hingejoint fencing into 4 paddocks

3 dams with silt tanks providing reliable stock water

Soft chocolate loam soils, ideal for pasture improvement or cropping

TYPE: For Sale

INTERNET ID: 300P194514

SALE DETAILS

\$2,600,000

CONTACT DETAILS

Nyngan

141 Pangee Street

NYNGAN, NSW

02 6832 5300

Simon Bell

0418571740

Stock proof hingejoint boundary fence

Functional sheep yards and trap yards

Original two bedroom homestead and car sheds

'The Pines' is ideally suited for buyers looking to unlock value through clearing and development, transforming the property into a productive mixed farming enterprise.

A genuine scale opportunity in a tightly held district.

- Land Area 2832.799494 hectares

