



Caruba, 176 Uphills Lane, PURLEWAUGH, NSW 2357

"Caruba" – A Versatile Mixed Farming Opportunity in the Heart of Purlewaugh

588.40 hectares, 1,453.94 acres

Elders Gunnedah is proud to offer for sale "Caruba", an impressive 588.4 hectare (1,454 acre) mixed farming enterprise located in the tightly held Purlewaugh district, just 25 km from Coonabarabran.

The property is approximately 85% arable, featuring gently undulating country that slopes onto Terrawinda Creek. Soil types comprise quick responding red loams and red sandy loams, well suited to both cropping and grazing. Around 20% of the holding has been established with sub tropical pastures, including Digit Grass, Serradella, Consul Lovegrass, Biserrula, and a strong clover base. The country is well cleared, with scattered shade timber including Box, Apple, Gum and Pine species.

"Caruba" is exceptionally well set up for efficient livestock management, being divided into 30 paddocks to support rotational grazing. Fencing is predominantly steel posts with hinge joint and barbed wire, all maintained in very good, stock proof condition.

Stock water is supplied from several sources, including approximately 21 dams, an air

TYPE: For Sale

INTERNET ID: 300P195339

SALE DETAILS

\$2,900,000

CONTACT DETAILS

Gunnedah

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operated bore feeding troughs at the eastern end, and 2.5 km of frontage to Terrawinda Creek, which typically retains permanent holes even during dry seasons.

The homestead offers comfortable three bedroom accommodation, including a kitchen with adjoining dining area, generous lounge room, office, sunroom, bathroom, laundry and covered outdoor entertaining area, all set within an established, well maintained garden. A fully insulated, detached office or studio adds flexibility for home business or additional accommodation.

Farm improvements are comprehensive and include:

- Heavy duty Red River steel cattle yards with dual race, crush, G Force curved forcing yard, drafting pound and loading ramp
- Four bay steel frame machinery shed
- Enclosed workshop with concrete floor and 480V two phase power, adjoining awning for vehicles or machinery
- Steel frame hay shed
- Approximately 145 tonnes of grain storage across four silos
- A second set of cattle yards located toward the western end of the property

Currently capable of running up to 200 breeding cows, the property offers significant upside through continued pasture development and productivity improvements. Held in the same family for two generations, "Caruba" presents a rare opportunity to secure a versatile, well developed mixed farm, ideal as a stand-alone operation, expansion block, or entry level rural investment.

- Land Area 588.4 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1









CARUBA

