

"KALOONA" Holbrook Road, MANGOPLAH, NSW 2652

PREMIER MIXED FARMING OPPORTUNITY - HOLBROOK 1363.6*Acres/551.8*Ha

551.59 hectares, 1,362.97 acres

Located in one of the region's most coveted agricultural corridors, this premium holding offers the perfect synergy of scale, versatility, and sophisticated rural living. Situated with sealed road frontage just 33km from Holbrook and proximity the major regional hubs of Albury and Wagga Wagga, the property presents a turnkey opportunity for the discerning producer or investor seeking a proven property.

The property transitions gracefully from level plains to gentle undulations, featuring a robust mix of red and brown loams through to productive granite soils. This is a landscape built for performance. Currently operated as a premier livestock enterprise, the land has been meticulously managed with a rigorous lime and fertilizer history and extensive pasture improvement. Whether finishing cattle or sheep, the seasonal fodder production provides a reliable security blanket for year-round operations.

Water is a defining feature and a significant asset to the holding. Located in a reliable 650mm-700mm rainfall district, the property is underpinned by 30 excellent surface dams and a dedicated Stock and Domestic bore, ensuring absolute peace of mind across the seasons.

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: 300P195466

AUCTION DETAILS

11:00am, Thursday May 28th, 2026

CONTACT DETAILS

Albury rural
297 Schubach Street
Albury, NSW
02 6021 3355

David Gittoes
0409 362 722

The property is subdivided into 21 paddocks, with a focused capital works program resulting in the majority of fencing being renewed over the past seven years.

At the heart of the estate lies the beautifully renovated 4-bedroom, 2-bathroom homestead. Designed for effortless family living. The master suite features a spacious walk-in robe, while two additional bedrooms are equipped with generous built-in robes.

The home is prepared for every season, through evaporative cooling for the summer months and both gas and wood heating to keep the home cozy through the winter. The modern kitchen, fitted with premium appliances, comfortably serve daily life. A dedicated external office provides a quiet, productive environment separate from the main living areas-perfect for managing the farm business or working from home, while a substantial 9kW solar system is integrated back into the grid, significantly reducing overheads and ensuring the home is as efficient as it is comfortable.

A charming 3-bedroom cottage provides secondary accommodation, currently a highly successful Airbnb, providing an immediate secondary income stream or ideal housing for staff and extended family.

The property's extensive equine facilities, designed to cater to the elite horse enthusiast, stud manager, or professional trainer. A purpose-built setup that prioritizes both animal welfare and operational flow. The complex features 5 well-appointed stables with an adjoining vet facility area, allowing premium care and management. The setup includes 3 outdoor yards integrated with a streamlined laneway system. Complementing the main facilities are holding day yards and 4 dedicated equine or stud holding paddocks, providing secure, high-quality turnout and containment.

Whether managing a private collection or a commercial breeding operation, these facilities offer a level of functionality rarely found in the region.

Other operational infrastructure includes;

- A 4-stand woolshed with associated yards capable of holding 600 woolly sheep under cover.
- Three large machinery sheds, including a 3 bay shed, steel clad 3 sides and a 5 bay PJN all steel frame shed clad 3 sides with one bay concrete floor with a cool room.
- Lockable steel chemical shed.
- Approximately 250 tonnes of silo storage, via 5 x 40Tonne older style Kotzur silos, 1 old fert/seed silo, 2 old flat bottom silos.
- 7 water tanks

In addition, a rare opportunity, an adjoining 640 acres* is available for lease, offering the incoming purchaser the immediate opportunity to expand their footprint and increase carrying capacity from day one

Secure your place in a blue-ribbon district on a property that is as productive as it is picturesque.

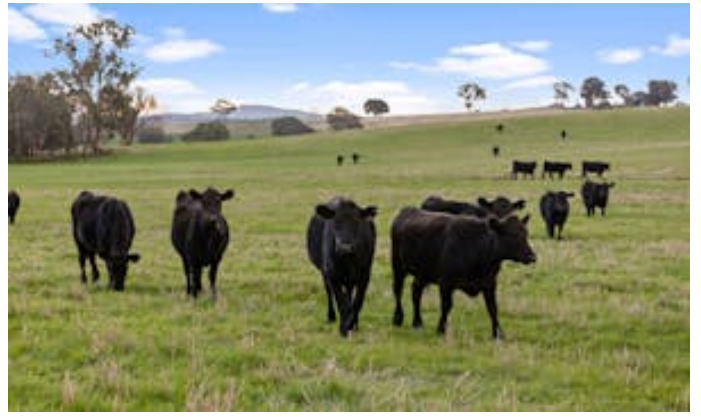
Contact us today to arrange a private inspection of this regional standout

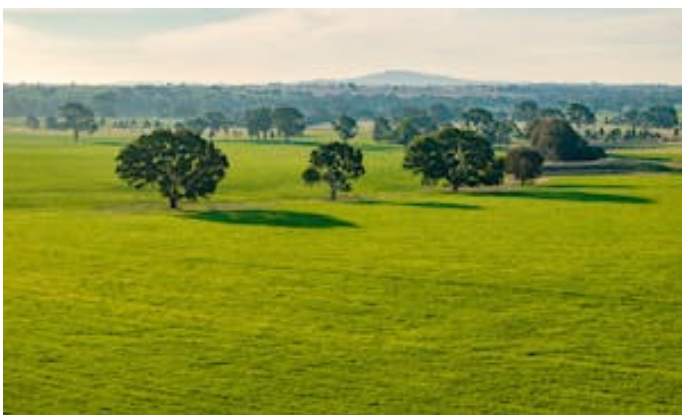
AUCTION THURSDAY 28TH MAY 2026 11:00AM at The Holbrook Hotel

- Land Area 551.58653 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

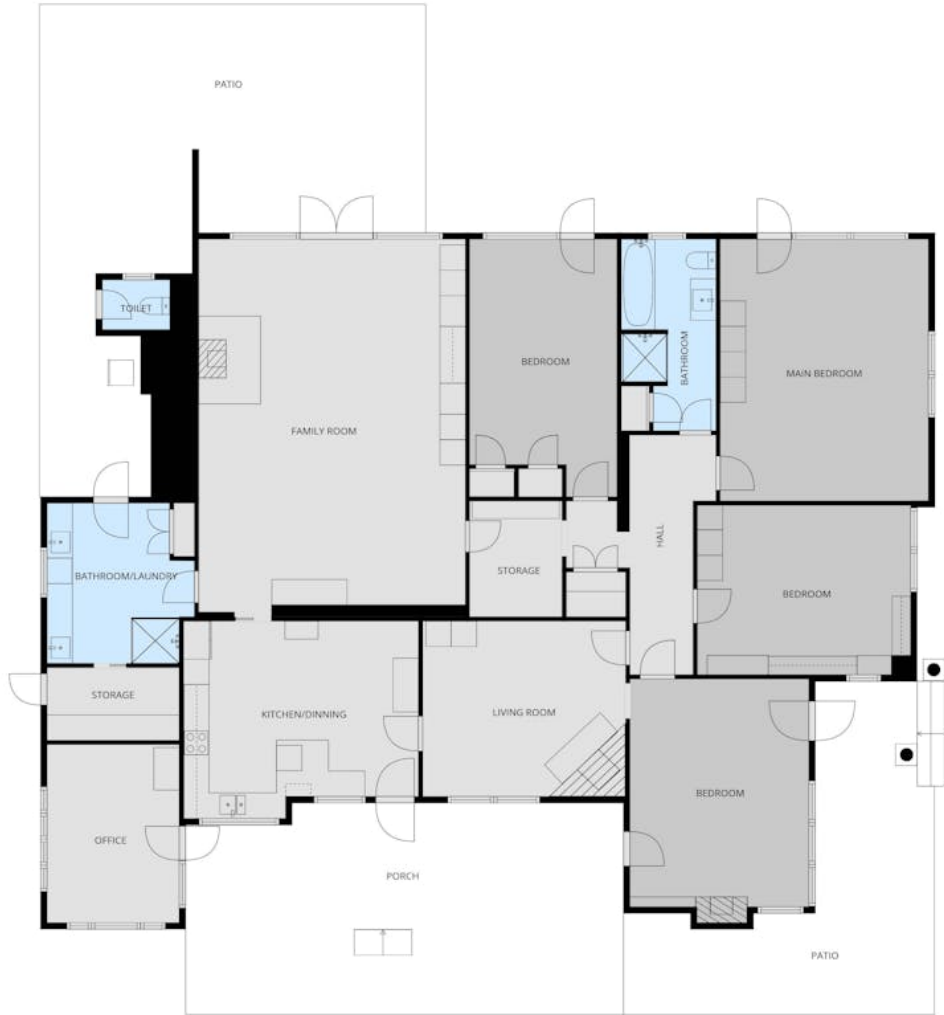
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY