



'Whittier Park' 2924 Barham Road, DENILIQUIN, NSW 2710

Renowned Southern Riverina Livestock and Irrigation Holding | 1,978.4 Ha / 4,888.6 Ac*

1,978.40 hectares, 4,888.63 acres

Elders Real Estate Deniliquin is pleased to present 'Whittier Park' Deniliquin (1,978.4 Ha / 4,888.6 Ac*) to the market, an exceptionally well presented and highly developed property that has been carefully managed, improved and nurtured by the Daly and Way families over the past 35 years.

Situated approximately 30 kilometres southwest of Deniliquin and conveniently accessed via the sealed Barham Road, 'Whittier Park' represents a significant agricultural holding with a strong focus on cattle production. Purpose built livestock infrastructure, productive irrigated and dryland country, substantial water resources and an efficient paddock and laneway system combine to support a large scale cattle breeding and production enterprise.

The property has been developed with operational efficiency at its core. Improvements include two well maintained residences, extensive shedding, workshop facilities, stables, a feed mill and grain storage infrastructure, providing a comprehensive base from which to operate and manage an Agri enterprise from.

TYPE: For Sale

INTERNET ID: 300P196341

SALE DETAILS

EXPRESSIONS OF INTEREST

CONTACT DETAILS

Elders Deniliquin

351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne

0409 355 733

A standout feature of 'Whittier Park' is its extensive cattle handling infrastructure. The undercover cattle yard complex has been purpose designed for commercial scale livestock operations and incorporates dedicated drafting, processing, weighing, handling and loading facilities, supporting the efficient management of cattle throughout the production cycle. Adjoining the main cattle yard complex are seven holding yards, 3x cooler paddocks in creek, with an estimated fattening capacity of 600 to 1,000 head. Together, this comprehensive infrastructure provides a highly functional and efficient system for processing, managing, holding and finishing significant cattle numbers.

Complementing the cattle infrastructure are established sheep handling facilities, including a six stand shearing shed with adjoining steel yards, an undercover drenching and classing race, and an adjustable loading ramp, providing additional flexibility for mixed livestock enterprises if required.

The property is commercially fenced into 22 main paddocks with 2 holding paddocks, and is supported by a well planned laneway system designed to facilitate the efficient movement of cattle, other livestock and machinery throughout the holding. It is estimated that 20 kilometres* of fencing has been renewed over the past 10 years using steel combinations, with approximately 70% of the fencing electrified. This extensive fencing and laneway network is particularly well suited to the controlled movement and management of large cattle numbers.

Stock water security has also been a key consideration in the development of 'Whittier Park'. A reliable and extensive water distribution system incorporates a central dam supplied via a 3 inch MIL stock and domestic connection, together with a 500,000 litre Rhino bulk storage tank. From there, a 2 inch main line distributes water to 10x 22,500 litre poly tanks fitted with level gauges and float valves, servicing 3,000mm x 600mm round concrete troughs positioned on 6,000mm x 6,000mm concrete pads. The scale and distribution of this infrastructure provide an important foundation for livestock production across the property.

Complementing the arable dryland country is approximately 350 hectares* of developed flood irrigation, providing a valuable platform for pasture and fodder production to support the livestock enterprise. The irrigation development comprises laser levelled border check fields with equipped recycle systems and the benefit of dual water supply infrastructure.

Water resources include 1x X-Large MIL delivery outlet, 1,353 MIL Water and Delivery Entitlements, together with a deep irrigation bore (15-20ML/Day capacity) supported by 779ML of Lower Murray Ground Water Entitlements (016 Aquifer).

The highly productive country presents established Jivet ryegrass, L91 lucerne and natural trefoil clover. The irrigated component includes 215 hectares* of established lucerne and 135 hectares* of ryegrass pasture, providing a substantial feed base for grazing and fodder production and contributing to the property's ability to support significant cattle numbers.

Adding further practical and environmental value is a meandering seasonal creek line traversing the holding from east to west. The established creek corridor forms a natural shelter belt through the property, providing valuable shade and protection for livestock, while also offering a useful source of firewood.

'Whittier Park' has a long and proven history of livestock production, complemented by cropping and fodder programs. Since 2015, the property has also been home to the Kilcock Santa Gertrudis Stud, further demonstrating its capabilities as a substantial cattle breeding and production enterprise.

Under the management of the Way family, 'Whittier Park' has consistently carried 700 breeding cows*, together with more than 20 aged bulls, 100 plus weaner bulls and 150 replacement heifers. This demonstrated carrying history, combined with the property's extensive cattle handling facilities, productive pasture base, irrigation development and stock water infrastructure, highlights the scale and capability of the operation.

Rarely does a holding of this nature present with such a comprehensive combination of purpose developed cattle infrastructure, productive country, water resources and operational improvements. 'Whittier Park' offers an incoming purchaser the opportunity to acquire an established and highly functional cattle enterprise, with the versatility to incorporate cropping, fodder production and alternative livestock pursuits.

Expression of Interest closes Wednesday 2nd September, 12pm (AEST)

For further information or to arrange an inspection of 'Whittier Park' Deniliquin, please contact Matt Horne on 0409 355 733 or Elders Real Estate Deniliquin on 0358 810 600.

- Land Area 1978.4 hectares







