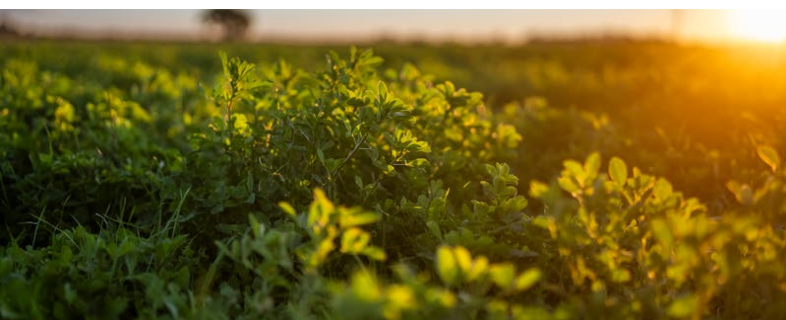




21R Nantilla Road, BALLIMORE, NSW 2830

Riverview – Productive Small-Scale Farming on the Talbragar River

116.80 hectares, 288.61 acres

Positioned on the popular eastern side of Dubbo, Riverview offers an outstanding small-scale farming and grazing opportunity just 22.1km from the city. Set on the banks of the Talbragar River, the property combines fertile alluvial soils, reliable water, productive pastures and excellent working infrastructure, all complemented by a comfortable family residence.

The country is principally open, with a timber belt along the frontage to the Talbragar River, including Yellow Box and Red Gum. The owner estimates approximately 90% of the property is arable, with soils comprising fertile alluvial country and a small area of sandy loams to the eastern side of the house.

Current management has consistently invested in pasture development, with 60 acres sown to Arrowleaf Clover, 37 acres established to Lucerne and 5 acres of a Rye and Arrowfield mix. Average annual rainfall is 500mm, further supporting the property's productive credentials.

TYPE: Auction

INTERNET ID: 300P198433

AUCTION DETAILS

11:00am, Tuesday
September 1st, 2026

CONTACT DETAILS

Brian McAneney
0417 277 424

Water is a significant feature of Riverview, with two equipped bores, two dams and access to the Talbragar River. The bore system supplies an overhead tank, two 22,500 litre poly tanks near the shed, a 9,000 litre poly tank at the eastern end and services six troughs across the property.

The residence offers a comfortable standard of accommodation, featuring four bedrooms, one bathroom, a compact yet efficient kitchen and a gazebo entertaining room complete with pizza oven. Heating and cooling are catered for with a slow combustion wood heater, evaporative ducted air conditioning and a reverse cycle split system air conditioner. The home is set amongst mature gardens, creating a tranquil farm setting on the banks of the Talbragar River.

Working improvements are extensive and include a fully enclosed machinery shed, barn shed, three-sided machinery shed, older machinery shed/shearing section, silo, hay shed, cattle yards and garage at the house. These improvements provide strong functionality for livestock, machinery, storage and general farm operations.

Currently running 30 vealers at what is described as a very conservative stocking rate, Riverview is ideally suited to fattening or breeding cattle and will also appeal to those with equine interests. Fertile soils, excellent water, quality infrastructure and a comfortable home combine to make this a highly attractive rural property offering, well located to the thriving regional city of Dubbo.

- Land Area 116.8 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1





