



## 4436 Warrumbungles Way, BINNAWAY, NSW 2395

'Fort Hood' - Mixed Farming on the Flats of the Castlereagh River.

**682.62 hectares, 1,686.75 acres**

Positioned on the banks of the Castlereagh River, 'Fort Hood' presents an outstanding opportunity to secure a highly productive grazing and fodder production property with water security, quality infrastructure and a comfortable family home. Combining fertile river flats, productive pasture country and timbered grazing hills with spectacular views across the Warrumbungle landscape, this is a property that offers both production and lifestyle in equal measure.

The country ranges from fertile alluvial flats along the Castlereagh River through to gently undulating slopes and timbered hills. Rich red and brown loams on the river country transition into lighter kurosol and kandosol soils, supporting a diverse grazing enterprise and future pasture development.

Currently capable of running approximately 150 breeding cows year-round, the property offers an excellent balance of improved and native pastures

88ML Unregulated Castlereagh River Water Licence, approximately 2 kilometres of

**TYPE:** For Sale

**INTERNET ID:** 300P198580

**SALE DETAILS**

**\$2,800,000**

**CONTACT DETAILS**

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river frontage, ten dams and a solar-equipped well supplying a reticulated water system servicing troughs throughout the property.

The charming weatherboard homestead enjoys an elevated position overlooking the valley, lucerne flats and the Castlereagh River. Offering three bedrooms, or alternatively two bedrooms plus a home office, the home is designed for comfortable country living with polished timber floors, wrap-around verandahs, air conditioning, ceiling fans, a wood fireplace and a 10kW solar system. Rainwater services the home, while the solar well also supplies water for the toilets.

Infrastructure is well suited to cattle and fodder production, which includes a substantial 30m x 18m four-bay machinery shed, hay shed, open machinery shed, steel hangar and quality all-steel cattle yards complete with Metalcop crush, loading ramp and undercover concrete race.

The property is divided into nine paddocks with a combination of hinge joint and barb fencing, including approximately five kilometres of new exclusion fencing. Recent clearing of timbered fence lines has further enhanced stock management and accessibility.

#### Property Features

- 682.62 ha 1686.75\* ac
- Approximately 2km frontage to the Castlereagh River
- 88ML Unregulated Castlereagh River Water Licence
- Capable of running approximately 150 breeding cows
- 34 ha (84\* acres) of established lucerne producing four cuts annually
- Predominantly native pastures with Premier Digit and excellent clover response
- Diverse grazing country from fertile river flats to timbered hills
- 10 dams plus solar-equipped well with reticulated stock water system
- Nine paddocks including approximately 5km of new exclusion fencing
- Land Clearing Certificates applicable over designated areas

#### Homestead

- Three-bedroom home or two bedrooms plus office
- Elevated outlook over the valley and Castlereagh River
- Wrap-around verandahs capturing panoramic rural views
- Air conditioning, ceiling fans and wood heating
- Polished timber floors throughout
- 10kW grid-connected solar system
- Rainwater plus solar well connection for household services
- Garden shed and carport

#### Infrastructure

- 30m x 18m four-bay machinery shed
- 9m x 24m hay shed
- 11m x 10m open machinery shed
- 12m x 25m steel hangar
- Quality all-steel cattle yards
- Metalcorp crush and loading ramp
- Covered concrete race

Offering a rare combination of secure water, productive grazing country, quality improvements and exceptional natural beauty, 'Fort Hood' represents an outstanding opportunity for producers seeking a productive enterprise with genuine lifestyle appeal.

- Land Area 682.62 hectares







