



7856 Carinda Road, GUNGALMAN, NSW 2829

Premier Black Soil Farming & Grazing Enterprise

2,282.43 hectares, 5,639.88 acres

'Punches Plain' presents an exceptional opportunity to secure a highly productive large-scale mixed farming enterprise in the renowned Coonamble district of north-west New South Wales.

Comprising approximately 2,282.43 Ha | 5,640 Ac* of freehold land, 'Punches Plain' has earned a reputation as a productive and well-developed agricultural holding, combining renowned black soil cultivation country with quality grazing land, outstanding water security and first-class operational infrastructure.

Positioned just 78 km north-west of Coonamble via the Carinda Road, the property features approximately 1,200 Ac* of first-class cultivation country, underpinned by rich black self-mulching soils renowned for their productivity and reliability. Approximately 200 Ac* has recently been developed, providing purchasers with immediate opportunity to further expand cropping operations.

The balance of the holding comprises productive open grazing country featuring a mix

TYPE: Auction

INTERNET ID: 300P199116

AUCTION DETAILS

11:00am, Wednesday
September 2nd, 2026

CONTACT DETAILS

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of fertile black soils and elevated red loam to sandy loam country. The higher country provides valuable grazing flexibility during wetter periods, while flourishing native pastures, including Mitchell grass, native vetch, trefoil, clover, crow's foot and saltbush, support strong livestock performance throughout the year.

Water security is a defining feature of 'Punches Plain'. Frontage to Nedgera Creek provides periodic beneficial flooding across the creek flats, enhancing soil fertility and pasture production. Complementing this natural water source is a private flowing artesian bore, delivering water under natural pressure to an extensive reticulated stock water system servicing multiple 22,500-litre storage tanks, troughs and ground tanks across the property.

The property has been extensively developed to support efficient day-to-day farming operations. Significant investment has been made into fencing, including extensive exclusion fencing, quality hinge-joint subdivision fencing and steel end assemblies. Livestock infrastructure is equally impressive, featuring high-quality steel cattle yards complete with a Red River loading race, Ultimate Crush, concreted drafting facilities and covered working areas. Basic onsite accommodation provides practical support for property management.

'Punches Plain' offers immediate operational capability with the scale, infrastructure and natural resources sought by commercial producers, family farming operations and agricultural investors alike. Its combination of productive soils, reliable water, quality improvements and strategic location presents a rare opportunity to acquire one of the district's premier mixed farming enterprises.

Key Features

- Approximately 2,282.43 Ha | 5,640 Ac* Freehold
- Located just 78 km north-west of Coonamble via the Carinda Road
- Approximately 1,200 acres of first-class cultivation country
- Rich black self-mulching soils complemented by productive red loam country
- Approximately 200 Ac* recently developed for future cropping
- Productive mixed farming enterprise combining cropping and grazing
- Frontage to Nedgera Creek with periodic beneficial flooding
- Private flowing artesian bore servicing an extensive reticulated water system
- Flourishing native pastures supporting excellent livestock production
- Extensive exclusion fencing and quality internal fencing throughout
- Premium steel cattle yards featuring a Red River loading race, Ultimate Crush and concreted drafting facilities
- Basic onsite accommodation and operational infrastructure

* Approximately

- Land Area 2282.427021 hectares





