



196 Sunnyridge Lane, FROGMORE, NSW 2586

A Rare Opportunity in a Reliable, and Tightly Held District

1,894.74 hectares, 4,681.90 acres

"Sunnyridge" located 35 km from Boorowa on Frogmore Road, is an exceptional 4682 acre rural holding comprising three properties: Sunnyridge, Alora, and Ascanius. The main six-bedroom brick homestead features two bathrooms, a powder room, office, dining, and living areas, and was partially renovated in 2020. It also includes a tennis court, landscaped gardens, two-car garage, and is supplied by 30,000L of rainwater storage. Additional dwellings include a renovated two-bedroom Sunnyridge Cottage and a three-bedroom timber cottage at Ascanius, both with modern amenities and water access.

Extensive infrastructure supports livestock and cropping operations. Sunnyridge includes powered machinery sheds, a chemical shed, a five-stand woolshed, and storage for over 250 tonnes of wheat. Alora and Ascanius also have machinery sheds and woolsheds. Steel sheep yards at Sunnyridge handle 4,000 head, with additional yards at Stanford and Ascanius. Cattle yards include a new head crush and 300-head capacity.

Grain storage includes multiple sealed and unsealed silos across all three properties.

TYPE: Auction

INTERNET ID: L33009961

AUCTION DETAILS

10:30am, Friday September 19th, 2025

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Stewart Murphy
0427363118

Water is a standout feature, with 10 km of Hovells Creek frontage, 35 dams (13 recently cleaned), two bores, a 247,000L creek-fed tank, and spring-fed dams. A 11.3 km laneway system links all yards and paddocks, most of which are double-gated and watered by troughs or natural sources. 7 kms of new fencing completed in the last 2 years.

Pasture development has been ongoing since 1994, with clover and native grasses established across Sunnyridge and Alora. Over the past six years, 430 acres have been improved, and 120 acres will be under winter grazing wheat. The pasture program includes Phalaris, cocksfoot, subclovers, and Puna chicory.

The aggregation currently runs 5,000 Merino ewes (joined to both Merino and White Suffolk rams), 2,000 hoggets, 800 wethers, 200 rams, and 123 cows and calves. Sunnyridge also supports Merino, White Suffolk, and Border Leicester studs, with a conservative carrying capacity of 15,000 DSE.

With its scale, water security, infrastructure, and productivity, Sunnyridge represents a rare opportunity for mixed farming or stud operations in a reliable, high-performance district.

For more information contact Stewart Murphy on 0427 363 118 or Scott Catlin on 0403 968 384.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

- Land Area 1894.738176 hectares
- Bedrooms: 6
- Bathrooms: 3



TITLE/POSSESSION

Rates	6054.32 per annum
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HOMESTEAD

Bedrooms	6
Bathrooms	3







