



193 McPhillamys Lane, FORBES, NSW 2871

The Angle Aggregation - Productive Mixed Grazing Enterprise with Irrigation & River Frontage

472.27 hectares, 1,166.97 acres

An exceptional opportunity to secure a turn-key mixed farming aggregation in the tightly held Central West region of NSW. Covering approximately 472* hectares (1,167* acres), "The Angle Aggregation" is the last parcel sold from the generationally well known grazing family, Charles MacPhillamy.

With a strong foundation of alluvial soils, improved perennial pastures, and an efficient cell-grazing layout across 27 main paddocks, this property is ideally suited to both sheep and cattle enterprises. A central laneway system, quality fencing, and modern livestock handling facilities allow for seamless operation.

- 472* Ha (1,167* ac) aggregation currently run as a sheep and cattle finishing enterprise, benefiting from quality soils, improved pastures, and efficient infrastructure for both species.
- Subdivided into 27 main holding paddocks with laneway system, designed for intensive/cell grazing, enabling streamlined livestock and vehicle movements.
- Located with sealed road frontage to Lachlan Valley Way: 410* km Sydney CBD, 43*

TYPE: Auction

INTERNET ID: L35976438

AUCTION DETAILS

10:30am, Friday September 19th, 2025

CONTACT DETAILS

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

Ben Redfern
0457770062

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

km Forbes, 57* km Condobolin, 54* km Central West Livestock Exchange, 160* km Orange.

- Average annual rainfall 470-520* mm; elevation 215* m. Soils are medium to heavy textured alluvial.
- Highly improved perennial pastures with phalaris, chicory, clovers, plus established lucerne for grazing and hay. Rotational cereal/oilseed cropping complements pasture program.
- Around 10,000 lambs or cattle equivalent turned off annually. Further irrigation use could lift productivity; past five years only bore water used.
- Reliable water with fully reticulated trough system fed by S&D bore, also servicing house and yards. Two additional bores with limited use. 14* km Lachlan River frontage offers privacy, water security, beneficial flooding, and recreation.
- Modern irrigation system with high-flow bore and river water supply; bore entitlement 521* ML, river allocation 673* ML. 12-inch poly main with three-inch hydrants for travelling boom irrigators. Pumps have electronic meters, system can run from either source. Development potential remains.
- Centralised stock facilities: modern Prattley sheep yards with autodrafter, five-way draft, undercover dual race, plus near-new StockPro three-stand shearing shed with raised/sloping boards. Steel cattle yards with loading ramp, vet crush, and large cooler yards.
- Steel-framed woolshed with three stands, undercover for 600* ewes.
- Boundary internal fencing good to excellent; majority hinge-joint/netting with Lachlan River forming much of the boundary
- Infrastructure includes two large machinery sheds (24 x 14 m, 16 x 7 m), two hay sheds (capacity 2,800* large square bales), various workshops, storage/vehicle sheds, and two sealed HE coned silos.
- Main homestead: five-bedroom country residence with multiple living areas, wraparound verandah, riverside setting, mature palms, and irrigated gardens.
- Second dwelling: three-bedroom manager's home with rainwater and bore water supply.
- Subdivision potential back into original holdings - "The Angle" 240* Ha, "Colai" 230* Ha - with further division possible subject to approvals.
- Three-phase power with large transformer, upgraded for significant irrigation capacity.
- Natural shelter belts of yellow box and river red gum, including riverside timbered grazing.

With quality natural shelter, modern infrastructure, and scale rarely available, "The Angle Aggregation" presents an outstanding opportunity for expansion, investment, or family operation.

For more information or to arrange an inspection contact Ben Redfern on 0457 770 062 or Sam D'Arcy 0401 612 996.

*Approximately

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

- Land Area 472.268144 hectares
- Bedrooms: 8
- Bathrooms: 3



HOMESTEAD

Bedrooms	8
Bathrooms	3







