



## 323 Clayneys Road, WARRADERRY, NSW 2810

A Quality Mixed Farming Operation

**675.10 hectares, 1,668.17 acres**

'Narrakup' comes to the market in first class order, presenting as mixed farming operation.

It produces high yielding crops as well as prime lambs and soft bright wool.

The country is a potent mix of very productive brown loams of which 490ha approx. are arable. The country runs into elevated sheltered grazing of approx. 145ha which the owners utilise for lambing ewes and or wool growing wethers. There is 140ha of native timber along the hill. The property is very well watered with some 26 dams all enjoying excellent catch. The property is also connected to town water (Central Tablelands Water) and it feeds one of the two 115,000 litre tanks. This water can be used for stock and domestic purposes. There are 5 rainwater tanks totalling 305,000 litres in storage.

The 100 year old homestead has been renovated and is a joy to inspect. Inviting 5m verandahs overlooking the 11m inground pool. The homestead has 4 bedrooms, 2 bathrooms, well appointed kitchen, property milled red gum timber benchtops. Split

**TYPE:** Auction

**INTERNET ID:** L36049831

### **AUCTION DETAILS**

10:30am, Friday September 19th, 2025

### **CONTACT DETAILS**

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systems, Evaporative AC, ceiling fans and 2 wood slow combustion fireplaces ensure your comfort year-round. The surrounding area encapsulates lifestyle, with a large alfresco area, a mulched area for firepit and children's playground, a large chicken and dog enclosure, and vegetable gardens. The lawns and gardens are well maintained and provide a beautiful setting with a vista showcasing the Warraderry Valley.

The working infrastructure has largely all be replaced in the last 10 years of ownership. Shedding includes a drive through 18m x 26m machinery shed with 6m clearance at the eaves. There is a 12m x 15m workshop/truck shed with 4.2m opening roller doors. This complex has an office, kitchenette, shower and toilet. The skillion shed is 8m x 12m is enclosed on 3 sides. The Clipex yards with covered draft and loading race has 2500 head capacity.

The shearing shed is original having 2 Evo equipped units, has been maintained and provides an adequate standard of operation.

The fencing is primarily hinge joint with top barb and plain belly wire and toe wires. The majority has been replaced in the last 10 years, and the centralised laneway makes ease of management when moving stock or plant.

'Narrakup' is the real deal, a well run and managed mixed farm with amazing ability to produce. It's in the highly regarded Grenfell/Gooloogong area with 620mm plus rainfall

The owners despite setting this property up as their forever farm with high investment in capital improvements and farming productivity are needing to relocate and have purchased elsewhere, the property is for genuine sale and is ready for new owners to take advantage of a property that's a turn key operation.

We invite your private inspection.

- Land Area 675.1 hectares













