



11 Karoo Lane, WALMER, NSW 2820

Grazing and Cropping Opportunities

122.32 hectares, 302.25 acres

Located in the productive Yeoval/Wellington region, 'Karoo' presents an exciting opportunity for those seeking a versatile and manageable rural holding. Offering a mix of open grazing country and arable land, the property is ideally suited to both cropping and livestock production, providing flexibility for a range of farming pursuits.

Property Features:

- Approx. 123 hectares (304 acres*) divided into four paddocks
- Older four-bedroom home with sweeping rural views
- 3 x 50-ton silos, steel cattle yards, and a hay shed
- Equipped bore supplying a header tank for stock and domestic use
- Excellent access and layout for ease of management

TYPE: Auction

INTERNET ID: L37127820

AUCTION DETAILS

10:30am, Friday December 5th, 2025

CONTACT DETAILS

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

Joe Simpson
0439262402

With its productive soils, established infrastructure, and appealing location, 'Karoo' represents a genuine opportunity to secure a quality rural property.

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 122.32 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2







