



## 439 Tuglow Forest Road, SHOOTERS HILL, NSW 2787

'The Long Paddock' - Prime High-Country Grazing in the Central Tablelands

**165.76 hectares, 409.59 acres**

Here is your opportunity to secure a prime, well improved, high country grazing property in the sought after Central Tablelands

"The Long Paddock" is situated on 409.6\* acres of rich soil, located at Shooters Hill in the Oberon area of the Central Tablelands, one of the states most desirable farming areas. 204\* km from Sydney CBD and 34\*kms from Oberon, 'The Long Paddock' offers buyers the rare opportunity to purchase a very well set up, fertile and meticulously well maintained working property with substantial water, improved pastures and first-class improvements.

### FEATURES:

- Approximately 165.78\* Hectares currently running as cattle breeding and lamb finishing enterprise.
- Good access with all-weather roads to Oberon, Bathurst and Sydneys CBD.

**TYPE:** Auction

**INTERNET ID:** L37621871

### AUCTION DETAILS

10:30am, Friday December 12th, 2025

### CONTACT DETAILS

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

**Sam D'Arcy**  
0401612996

- Water is a feature! Eight\* dams, two bores, and Tuglow River, Boggy swamp Creek and Dunns Creek running through the property.
- Troughs provide fresh water for livestock.
- Set in high capacity undulating breeding, grazing, and finishing country with solid fertilizer history and excellent pasture management.
- Topography runs from soft and level alluvial flats to heavier undulating slopes.
- All of the property has been pasture improved, with excellent pastures over the property consisting phalaris, rye grass, clovers and cox foot. Clean country with minimal weeds.
- Pastures have been consistently fertilised with NPS blend.
- Subdivided into 16\*main paddocks with a central laneway system. All of the boundary and internal fencing all in very good stock proof condition and includes some electrified.
- Climate - Sitting at approximately 1130ASL to 1180m ASL the property enjoys a temperate climate, 36inch rainfall average with cool winters and mild summers, making it ideal for pasture growth.
- 18m x 6m three stand colorbond woolshed with attached yard, internal toilet, and 22,700 litre water tank.
- Extensive timber and steel cattle yards with undercover mounted vet crush, elevated steel walkway. All weather access.
- 24\*m x 12\*m machinery shed with concrete floor and two open 6\*m wide bays and two elevated 22,500 litre water tanks.
- An adjoining 13\*m x 12\*m shed is currently used as a machinery shed and as a lockable chemical store .
- For extra fodder storage - 2 x 50 tonne cone bottom silos located on a concrete slab for ease of access.
- 12 metre X 18 metre hayshed. Will accommodate round bales stacked to 4 high.

AN OUTSTANDING TABLELANDS PROPERTY - this very attractive, fertile grazing property has been meticulously improved and maintained over the years and offers a smooth transition for the buyer looking at beef and or lamb production. The healthy basalt soils, combined with the reliable rainfall and cool temperate climate, make for ideal pasture country, which is the type of country the Central Tablelands is renowned for. With strong water security, excellent pastures, with first class improvements, this property is already realizing its potential and will continue to do so for future owners.

Properties of this size and calibre are hard to come by. Inspection is strongly recommended of this once in a lifetime opportunity to secure this magnificent property.

'The Long Paddock' is to be offered for sale by public auction

Contact agents for further information or to arrange an inspection.

\*Approximately

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 165.759239 hectares

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.







