



823 Eulourie Road, BINGARA, NSW 2404

VERSATILE MIXED FARMING WITH WATER, SCALE & PRODUCTIVITY

647.00 hectares, 1,598.74 acres

AREA: 646.9* hectares or 1,563* acres

SITUATION: Located in the tightly held Bingara district, 'Fairview' offers convenient access to key regional centres, with Moree 90km* to the west, Inverell 95km* to the east, and Brisbane approximately 487km* north. Bingara provides all essential amenities, including groceries, hotels and caf  s, along with K-12 schooling and medical services, supported by a strong local community. 'Fairview' is well positioned for livestock marketing, with nearby feedlots and abattoirs, and access to the Inverell Regional Livestock Exchange, which conducts weekly cattle sales and fortnightly sheep sales each Tuesday.

COUNTRY: Productive basalt country underpins the property, featuring a balanced mix of red and brown soils with approximately 70% arable land. The property has benefited from an ongoing pasture development program, with established tropical pastures complemented by native grazing, along with areas suited to cereal and fodder crop production. Well suited to a mixed farming enterprise, the landscape transitions from open arable country to lightly timbered areas, rising into more densely timbered ranges

TYPE: Auction

INTERNET ID: L40064185

AUCTION DETAILS

6:00pm, Thursday June 4th, 2026

CONTACT DETAILS

**Elders Real Estate
Tamworth**
247 Peel Street
Tamworth, NSW
02 6766 1666

Riley Gibson
0417441688

at the rear-providing natural shelter belts for livestock.

WATER: Water across the property is well established, comprising of multiple earth dams and a reliable bore supply. Water is pumped to header tanks and reticulated throughout the property to a network of strategically positioned concrete troughs, ensuring efficient stock management and consistent supply. In addition, several rainwater tanks collect rainwater from the infrastructure supplying the homestead.

HOME: The comfortable weatherboard homestead offers four bedrooms plus a dedicated office, serviced by a centrally located bathroom. The kitchen enjoys an outlook over the property and connects to a formal dining and lounge room, while enclosed verandahs provide additional space for year-round entertaining. Comfort is assured with split system air-conditioning and a woodfire. Set amongst established trees and gardens, the home also features a swimming pool and enjoys excellent views across the surrounding landscape.

IMPROVEMENTS: Improvements across the property are extensive and well maintained. A large concrete lock-up workshop with adjoining skillion is complemented by a separate tack room and an open-bay machinery shed. An additional three-bay shed, with one bay concreted, is currently utilised for fodder storage plus an additional two grain silos. The property is well fenced and subdivided into four smaller paddocks surrounding the main infrastructure, supported by a round yard and steel cattle yards with a covered working area. Boundary fencing is in sound condition, with sections recently upgraded to exclusion fencing. A second set of cattle yards is located at the far end of the property, enhancing overall functionality and stock handling efficiency.

REMARKS: 'Fairview' presents a well-balanced and highly functional rural holding, combining productive country, reliable water, quality infrastructure and a comfortable homestead in a tightly held and well-regarded district. With scale, versatility and strong access to key service centres and livestock markets, the property is ideally suited to a mixed farming or grazing enterprise. An outstanding opportunity to secure a productive asset with proven capability and future potential. For more information contact Baden Chaffey 0488 697 416 or Riley Gibson on 0417 441 688.

- Land Area 647 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







