



## 1629 Darby Falls Road, COWRA, NSW 2794

'Northwood' - Scale, Reliability and Historic Appeal in a Premium Cowra Location

**485.62 hectares, 1,199.97 acres**

Offered to the market for only the second time in over a century, Northwood is a tightly held and highly regarded holding in the Cowra district. Spanning 1,200\* acres of quality country, this is a rare opportunity to secure a productive, well-maintained asset with proven performance and further upside.

Positioned just 10 minutes from Cowra, 2.5 hours to Canberra and 4\* hours from Sydney, Northwood combines accessibility with the privacy and scale expected of a blue-chip rural holding.

The property presents in excellent condition, with consistent fertiliser history, sound pasture base, strong fencing and proactive weed management. It is ready to perform immediately while still offering scope for further development and productivity gains.

### Productivity & Carrying Capacity

Northwood is conservatively estimated to carry 5,000 DSE or 2,000\* crossbred ewes.

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.

**TYPE:** Auction

**INTERNET ID:** L40376979

### AUCTION DETAILS

10:30am, Friday May 29th, 2026

### CONTACT DETAILS

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

**Scott Catlin**  
0403968384

Under current management, lambs are regularly turned off at weights exceeding 60kg, highlighting the property's strong production capability. Annual fertiliser applications, including 150kg/ha of single super in 2025, underpin ongoing pasture performance.

#### Water Security

Water is a standout feature, providing confidence across all seasons:

- Five dams, including two spring-fed
- Reliable well
- Permanent creek system

#### Infrastructure

The improvements are practical, well-maintained and designed for efficient livestock and fodder operations:

- Four-stand shearing shed with ample undercover sheep and wool storage
- Main sheep yards with undercover working area, force yard and adjustable loading ramp
- Second set of steel sheep yards with double race and loading ramp
- Steel cattle yards (approx. 150 head capacity)
- 24m x 12m hay shed
- 12m x 8m lock-up shed (on slab)
- 6m x 9m garage shed (on slab)
- 3m x 3m chemical shed on concrete slab
- Five x 50-tonne Twister silos
- Quality stock-proof fencing, with significant recent upgrades

#### Homestead

The original 1890s homestead has been tastefully renovated, blending historic charm with modern comfort. The home features four bedrooms, high ceilings and pressed tin detailing, complemented by updated bathrooms and a modern kitchen. A north-facing sunroom captures natural light and enhances year-round liveability. There is a two car garage up at the house with a storage room.

Set within established, low-maintenance gardens with mature trees and a well-kept lawn, the homestead provides a comfortable and attractive living environment.

Properties of this scale, reliability and location are increasingly difficult to secure within the Cowra district. Northwood represents a genuine opportunity to acquire a proven, high-quality asset with strong fundamentals and long-term potential.

For further information or to arrange an inspection, please contact:

Scott Catlin | 0403 968 384

Ben Redfern | 0457 770 062

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.

\* Approximately

- Land Area 485.62277 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







