



## 5250 Golden Highway Merriwa NSW

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Situated on the edge of Merriwa & only 2 minutes to the main street, this 770 Acre (312 Hectares) property offers you the opportunity to secure some of the best land in the district in a very convenient location. The country is mostly rich chocolate arable soils & the whole property has been supered or pasture improved. Approximately 620 Acres is sown to pasture comprising of Phalaris, Fescue, Clover, Rye & Oats. There is 35 Acres of fertile river flats sown to oats & lucerne which can be irrigated through underground mains. The property is currently comfortably carrying 250 cows. Water is a major feature of the property with approximately 550m of frontage to the Merriwa river, a 147 megalitre irrigation license, an equipped Well servicing the irrigation mains & feeding to header tanks for the troughs & 3 stock dams & 2nd unequipped well. The homestead is 5

**Type** : Rural  
**Price** : \$3,850,000  
**Land Size** : 312 ha  
**View** : <https://www.jtsrealty.com.au/sale/nsw/hunter-valley-upper/merriwa/residential/rural/8094366>



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