



JOHNSTON RURAL GROUP

KYWONG, FORBES LACHLAN VALLEY | CENTRAL WEST NSW

PRESS RELEASE

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Johnston Rural Group is pleased to announce a new listing located 45km south west of Forbes in the Central West region in of New South Wales. Kywong is a highly versatile, mixed irrigation farm with a 2.5km+ frontage to the eastern side of the Newell Highway and 1,000 MgL JIL water entitlement.

Comprising 1,217.77 hectares* (3,009.1 acres*) of highly productive well drained country with self-mulching soils that are ideal for grazing, cereal and cash cropping, irrigation as well as row cropping.

Kywong offers a great opportunity for prudent investors who require a productive irrigated mixed farm with a proven track record combined with the added benefit of groundwater potential. The property is being offered under Expressions of Interest (EOI), with Gary Johnston, a Forbes stock and station agent, appointed as the agent.

The property has enjoyed 67 years of continual family ownership after being purchased by the Scott Family in 1953. Sheep have always been an important part of this district for wool and meat. The original flock of Merino sheep was based on Uardry Blood lines but today the flock uses the locally based Lachlan Merino bloodlines. A successful cattle operation was originally based on a commercial Poll Hereford herd, which then developed into a successful Stud operation.

Kywong's farming enterprise has also enjoyed a successful history with the crop winning the highly sought-after Warrinya wheat competition three years in a row. The move to irrigated row cropping started in 1990, firstly growing cereals, progressing to soybeans, corn, and finally cotton. The Forbes area is now recognised as a proven cotton producing area.

A point of interest is the Kywong woolshed. The building was originally part of the post war Immigration Camp at Cowra and was used as the school room for the new migrants' children. The walls of the shed were painted with murals depicting the familiar European fairy tales, Little Red Riding Hood and Snow White.

In recent years, the property has produced 120 hectares of irrigated cotton (yielding 12.3 bales per hectare), finished prime lambs, cereal crops (750 hectares) and carried 3,000* Dry Sheep Equivalents (DSE's).

The current livestock operation is focused on sheep production with a core merino flock producing replacement ewes and crossbred lambs and merino wether lambs for sale.

**Approx.*

The property is well watered via 480mm* average annual rainfall, 14 dams and large lagoon, an extensive tank and trough system and 1,000 MgL of water entitlements. It is connected to the West Plains Stock & Domestic Water Scheme for added drought proofing.

Improvements include a renovated 4BR weatherboard homestead (c. 1950's) with nearby pool and tennis court set in attractive established gardens, and a workman's cottage.

Operating infrastructure consists of a historic 4-stand shearing shed, steel sheep and cattle yards, 10 silos, machinery shed, and grain shed.

Kywong has soils suitable for permanent plantings including citrus, almonds and vegetable production.

Gary believes that *"the property's versatility, mixed farming capabilities, operating improvements, water entitlements, security and potential for ground water supply positions it as a highly attractive investment proposition"*.

Gary has already noticed that potential buyers are enquiring from different farming backgrounds with some potential purchasers having a livestock focus, while others are impressed by the irrigation and cotton production potential of the property.

Gary has active buyers interested in the Forbes area, and comments on the increased interest in investment in rural property in the central west region of New South Wales.

Gary explains that *"Forbes is now being seen as an investment hotspot in relation to value for money and the government planned and approved increase in Wyangala Dam storage capacity is also adding value to land and water assets in the district"*.

Gary believes the pandemic, current economic issues and food security concerns may result in more interest rather than less in the rural property sector. His active buyers are commenting on their interest in the agricultural industry due to safe haven status of the asset class.

For more information or to arrange an appointment to inspect please contact:

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