

“BLACK RANGE STATION”

Eremerang Via Condobolin
Western NSW, Australia

PRESS RELEASE

Date: September 15th, 2025

Forbes based rural property specialists Johnston Rural Group are pleased to present Black Range Station – a well-developed, versatile mixed farming powerhouse boasting significant size & scale and a diverse range of income generating opportunities.

Comprising approx. 15,264 hectares (37,717 acres), the property is situated approx. 85km northwest of Condobolin in Western New South Wales and boasts a complimentary mix of sloping red farming country, open grazing flats and hill country, and timbered ranges, ridges and hills.

Over the past five years, Black Range has carried between 2,000 – 3,000 breeding dorper ewes with lambs and 50 to 100 cattle on agistment in conjunction with up to 1,200 goats under a containment breeding program, 1,900ha – 2,000 ha (4,700 ac – 5,000 ac) of cereal cropping and the opportunistic harvesting of rangeland goats.

The property has a 4,238 ha (approx. 10,472 ac) cultivation consent and two Property Vegetation Plans (PVPs) that cover an additional approx. 2,796 ha (6,911 ac) allowing for over 7,000 ha (17,300 ac) to be cultivated if fully developed.

Black Range Station has a fully upgraded, modern stock watering system with the installation of two new boreholes in 2025 further enhancing the extensive network of pipes, troughs and tanks, and 16 large surface dams.

Another standout feature is the quality of fencing. Over the past 5 years alone more than 42.5 kms of fencing has been replaced – including approx. 8 kms of new exclusion fence along the western boundary which was completed in August 2025. Approx. 70% (39kms) of the Black Range Station boundary is now protected by exclusion fencing.

The main improvements consist of a 5 bedroom station homestead, large machinery / hay shed, 5 stand shearing shed with adjoining sheep yards, goat and cattle yards.

Ownership & Reason for Sale:

The vendors **Black Range Grazing & Farming Pty Ltd** (a partnership between two Forbes businessmen) have made the decision to offer the property for sale as they look to retire from their active farming duties and rationalise their wider investment portfolios.

Agent's Comments:

Marketing Agent Sam Johnston of Johnston Rural Group explained that *"Black Range Station is the type of property you need to inspect to fully appreciate what is on offer and the extent of development that has been undertaken"*.

Further commenting that: *"There is no doubt that with the advancements in modern farming and grazing practices that Black Range Station presents a great opportunity to secure a well-developed mixed farm with strong prospects for further income diversification via new and emerging natural capital markets"*.

Black Range Station Sale Details & Price Guide:

Black Range Station is being offered for public sale 'as a whole' and in two separate parts (subject to subdivision / council approval) with a price guide of \$320 per acre (equating to approx. \$12m).

- Black Range Station 'as a whole': approx. 15,264 ha (37,717 ac)
- Part A: south of Tallebung Road approx. 8,860ha (21,893 ac)
- Part B: north of Tallebung Road approx. 6,404ha (15,824 ac)

Offers close at 5pm AEDT on Thursday 23rd October 2025 unless the property is sold prior.

The vendors are open to negotiating a walk in walk out deal which may appeal to those looking for a turn-key acquisition opportunity. Inspections can be arranged with the marketing agents by appointment, and a detailed information memorandum is available by request.

For additional commentary, a detailed information memorandum or photos please contact:



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