



MAKEHAM LIVESTOCK MARKETING

TERLINGA

JUNEE, NSW

PROPERTY SALE BY AUCTION
UNLESS SOLD PRIOR

OVERVIEW

THE PROPERTY

Terlinga is a well-balanced mixed farming and grazing holding with gently undulating country rising to rocky outcrops (~380 m ASL). Around 70% is arable, with the balance comprising granite areas that provide natural shelter and ideal lambing country.

Pasture development has commenced, complemented by planted shelter belts across the farm. The homestead presents in excellent condition and sits amid established lawn and treed surrounds.

LOCATION

‘Terlinga’ 246 Wantabadgery Road, Junee, NSW, 2663

Situated 50 km from Wagga Wagga and 10km from Junee, Terlinga offers the perfect blend of rural tranquillity and convenient access to major regional centres.

The property benefits from nearby highway access, making it easy to reach numerous facilities and services that support both farming enterprises and a balanced lifestyle.

- 40km to the nearest sales centre
- 15km to the nearest abattoirs

Access to Terlinga is via Wantabadgery Road.

Address	‘Terlinga’ 246 Wantabadgery Road Junee, NSW, 2663
Title Area	Total Area: 1092 Acres
Local Government Area	Junee Shire
Council Rates	\$5,804.78
LLS Rates	\$1,263.68



CURRENT PRODUCTION ENTERPRISE

Terlinga lends itself to a prime lamb and grazing enterprise with scope for broadacre cropping across the arable area.

The granite rises and planted belts offer excellent shelter, supporting ewe and lamb survival and enabling flexible pasture improvement across the farming program.

Key Features:

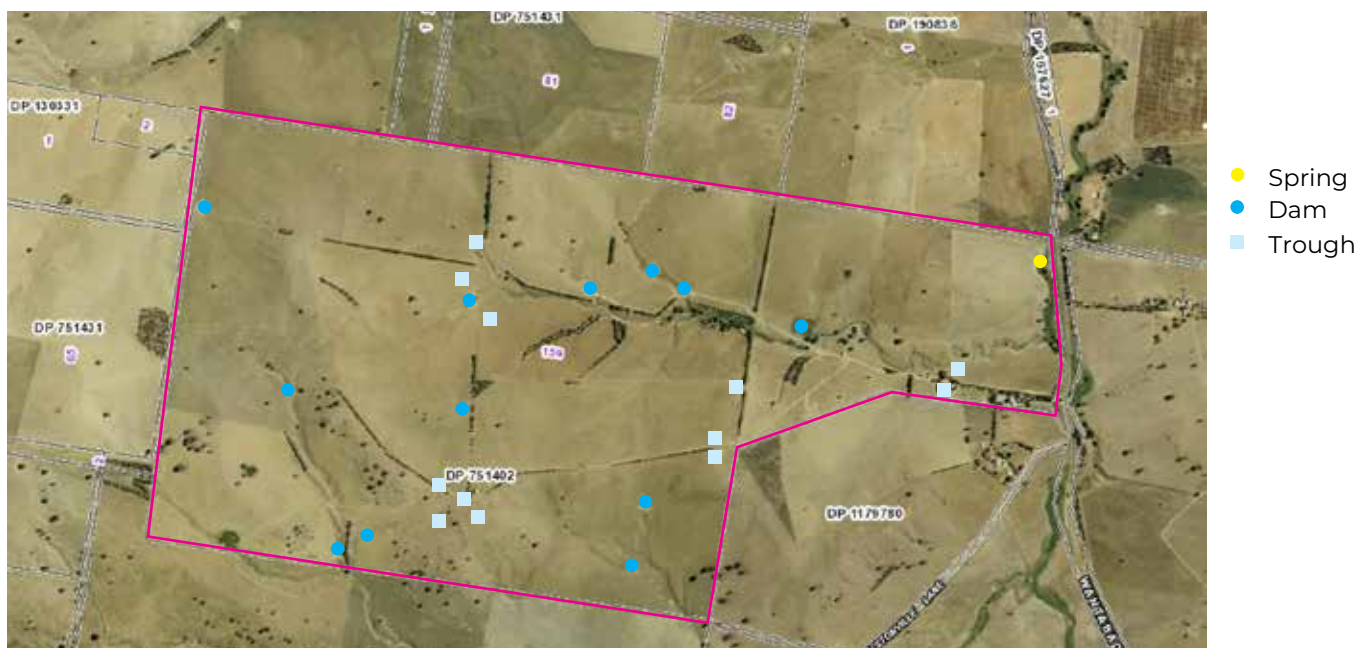
- Attractive, well-presented 4-bedroom homestead with wood fire
- 70% arable; balance sheltered granite country ideal for lambing
- 20 main paddocks + 2 holding paddocks; water to every paddock
- Reticulated water plus 12 dams, spring-fed holding dam, and creek spring; 13 troughs
- Practical steel-heavy improvements and working steel yards
- Vendor-advised carrying capacity ~1,800 ewes + progeny
- Approx. 24 in (610 mm) annual rainfall



LIVESTOCK WATER ACCESS

Terlinga is exceptionally well-serviced for water, combining reticulated supply with substantial surface and spring sources. A Golden Fields connection anchors the system, backed by 12 dams, a spring-fed holding dam, and a permanent spring within the creek. Across the grazing layout, 13 troughs are connected to the main line so every paddock is watered—whether by trough, dam, or spring.

This integrated network allows water to be fed throughout the property as seasonal conditions change, delivering consistent, low-risk supply and helping to mitigate dry-period pressure on pastures and livestock.



IMPROVEMENTS

Terlinga hosts a range of infrastructure improvements that enhance its functionality and efficiency as a farming property.

- **Key Improvements:**

- Wool shed: 2-stand (unequipped), capacity ~400 woolly sheep undercover
- Machinery shed: steel/timber, three sides enclosed, approx. 9 m × 20 m
- Hay shed A: steel/timber, one side enclosed, approx. 15 m × 10 m
- Hay shed B: steel/timber, two sides enclosed, attached chemical shed, approx. 10 m × 15 m
- Sheep yards: all steel
- Cattle yards: all steel
- Sheep station yards: all steel

- **Homestead**

- Weatherboard residence: 4 bedrooms, 2 bathrooms, 2 living areas
- Wood fire heating
- Set within well-kept garden lawns and mature trees
- Twin car garage: all-steel, approx. 7m × 10m

- **Water**

- Reticulated supply via Golden Fields connection
- 12 dams plus 1 spring-fed holding dam
- A spring in the creek system
- 13 troughs connected to the main supply
- All paddocks serviced by dam, trough, or spring water.

- **Fencing:** Mainly steel construction with some older sections incorporating timber posts

Overall, fencing presents in moderate working condition.

- **Potential for Expansion:** Predominantly gently undulating arable country with steeper, rocky rises. Approx. 70% arable; balance granite/outcrop shelter country. Subdivided into 20 main paddocks plus 2 holding paddocks at the shearing shed.



SALE PROCESS

Whether you're an experienced farmer looking to expand your operations, an investor seeking a profitable agricultural venture, or a family dreaming of a rural lifestyle, Terlinga offers endless possibilities.

Don't miss this unique opportunity to own a piece of prime agricultural real estate in the heart of Wagga Wagga's countryside.

Terlinga is offered for sale by auction on the 5th of December unless sold prior the auction. The auction will take place at Junee Ex Services Club at 2pm. Contact Makeham Livestock. For enquiries, viewing access, and more information, please contact **Des Makeham**

Des Makeham

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