



# FOR SALE

490 hectares, or 1210 acres approx.

**‘Morella’**

**1257 Bundalah Road  
Euchareena NSW 2866**



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# **‘Morella’**

## **1257 Bundalah Rd**

### **Euchareena**

A rare opportunity to secure a well planned and productive rural holding, ‘Morella’ offers excellent infrastructure, good pasture management, and a renovated home in a peaceful and picturesque setting.

‘Morella’ is subdivided into 8 main and 4 smaller holding paddocks, all with sound fencing for livestock management including exclusion fencing around the perimeter of the property. Rolling hills rise from sheltered valleys, with a strong history of pasture improvement and up to 70%\* of the property down to phalaris, rye, cocksfoot, and various clovers being complemented by native grasses. The property ranges from 550\* to 800\* metres above sea level with approx. 2/3 being 700 metres or higher.

Water security is a feature with an average annual rainfall of just over 700ml\* (28 inches). Each paddock has at least one dam with a total of 15 across the property including 3 spring fed dams. A stock & domestic bore feeds a 20,000\* litre tank which supplies water to the house garden and troughs. Rainwater storage includes a 110,000\* litre steel tank, plus an extra 30,000\* litres from the sheds. Well established access tracks throughout the property ensure ease of movement and management.

Other improvements include an extremely well designed 3 stand shearing shed with kitchenette and eating space, plus a shower and toilet facilities. The shearing shed also has excellent internal and underfloor storage, and adjoining sheep yards. There is a second set of sheep holding yards in the centre of the property, as well as 2 silos, as well as a large workshop, truck garage, and a ‘bulldozer’ shed.

Perfectly positioned for privacy and rural views, the renovated 4 bedroom, 2 bathroom home has warmth and charm. A large open-plan living area flows onto a covered deck, overlooking the gardens. Additional features include:

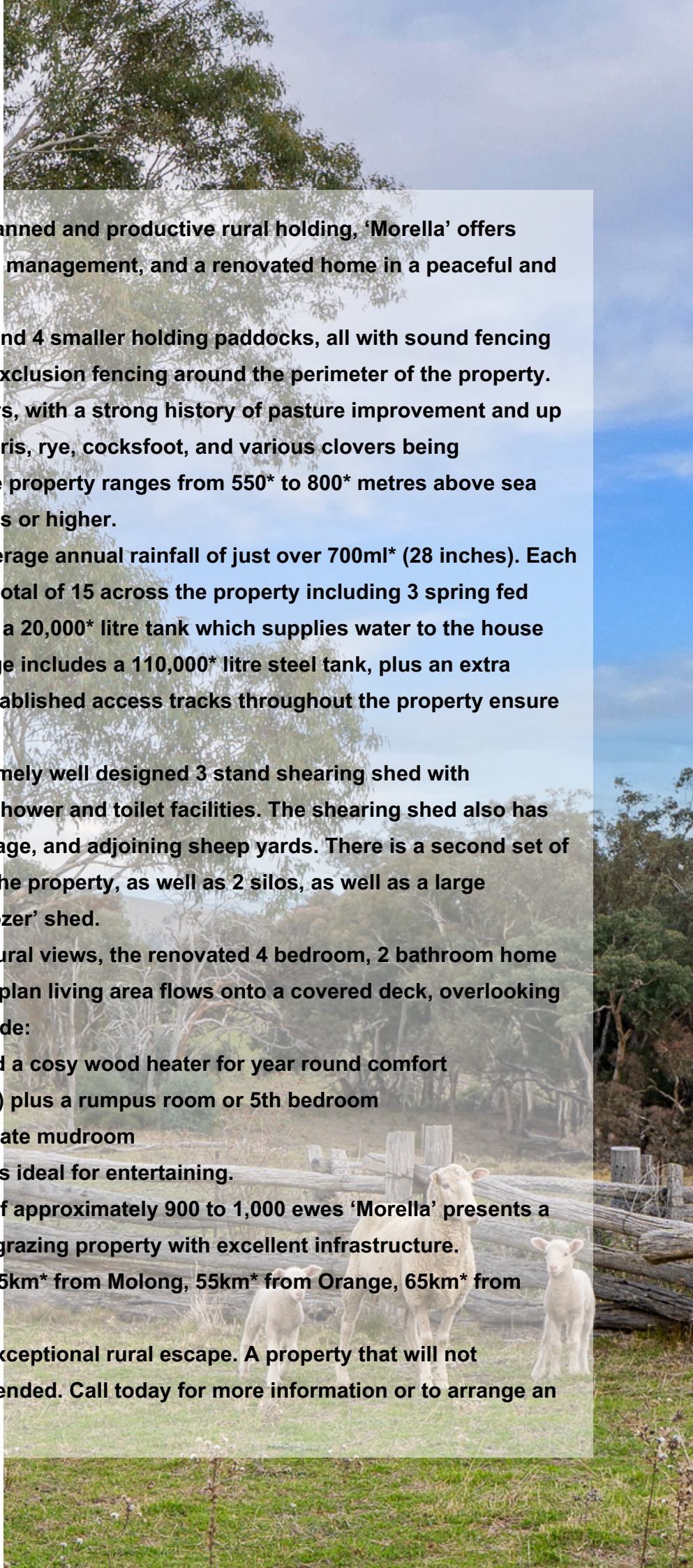
- Reverse cycle air conditioning and a cosy wood heater for year round comfort
- Four bedrooms (two with built-ins) plus a rumpus room or 5th bedroom
- Office space, laundry, and a separate mudroom
- Multiple sun soaked outdoor decks ideal for entertaining.

With an estimated carrying capacity of approximately 900 to 1,000 ewes ‘Morella’ presents a great opportunity to secure a quality grazing property with excellent infrastructure.

Located at 15km\* from Euchareena, 45km\* from Molong, 55km\* from Orange, 65km\* from Wellington, and 312km\* from Sydney.

Don’t miss your chance to own this exceptional rural escape. A property that will not disappoint and inspection is recommended. Call today for more information or to arrange an inspection.

\* Approximately



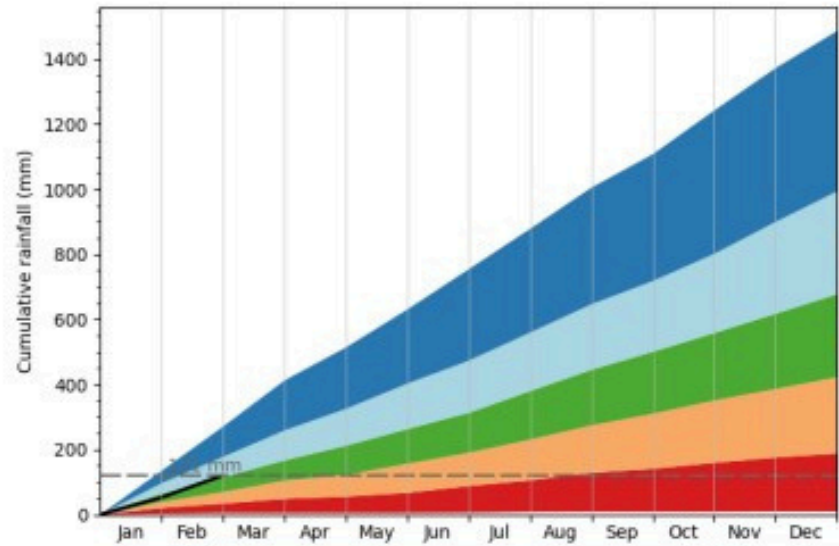






# Monthly Rainfall to Date

Cumulative rainfall since January 2025 for SHEPHERDS CREEK [62027]



Cumulative rainfall for SHEPHERDS CREEK since the start of January 2025 is 121mm, placing the current period in the 51st percentile of historical rainfall

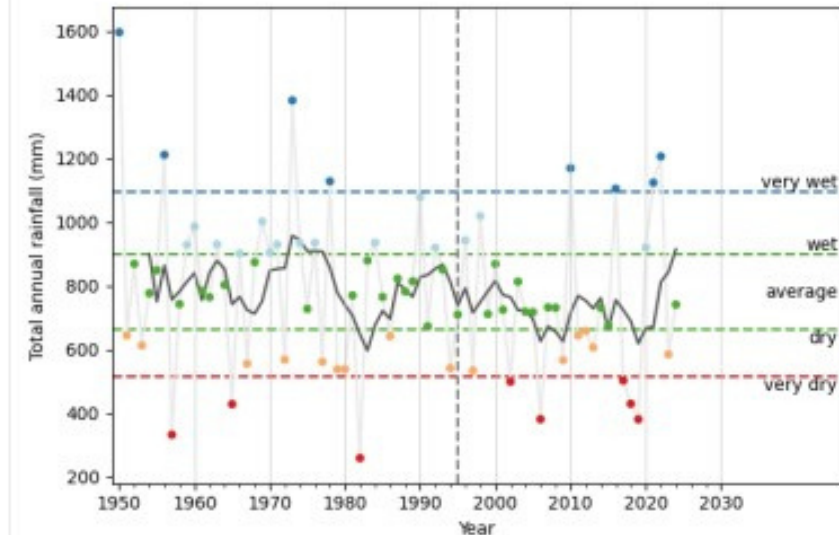
### Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- Cumulative rainfall for 2025

Generated by Digital Agriculture Services on 2025-03-01

# Annual Rainfall Deciles

Historic rainfall trends for SHEPHERDS CREEK [62027]



Since 1995, there have been 7 wet years and 11 dry years. We would normally expect 9 of each in this time period. Over the historical record, annual rainfall typically varies within 30.7% of the mean.

### Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- 5 year rolling mean

Generated by Digital Agriculture Services on 2025-03-01



Taken September 2020

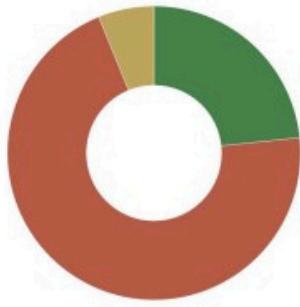
'A picture is worth a thousands words'



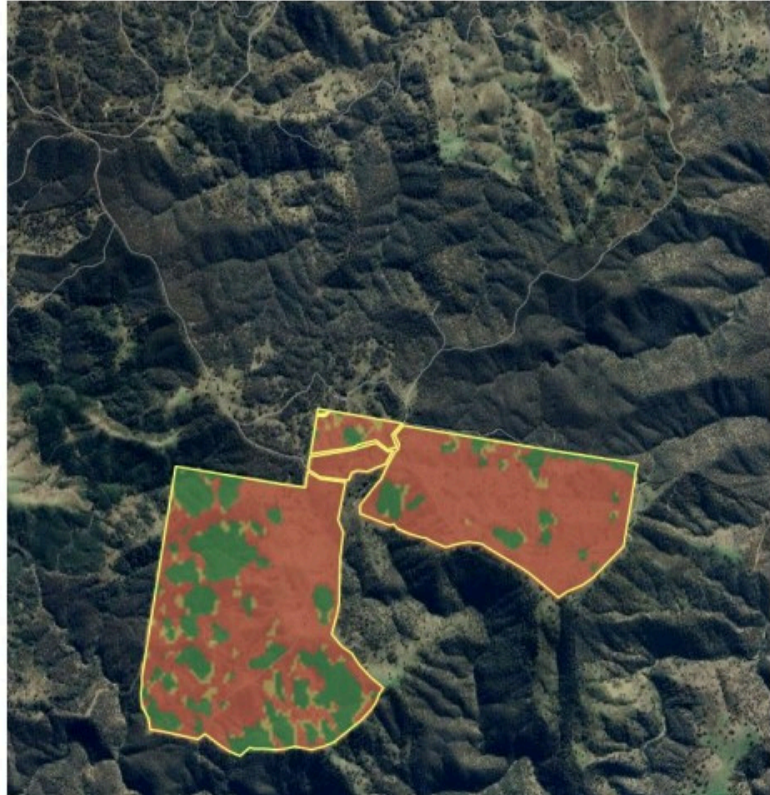
## Remnant Vegetation

Remnant vegetation data is based on satellite imagery up to 14 March 2023 at a resolution of 25 metres. Land is classified into three categories: forest, sparse-woody and non-woody. Forest has minimum 20% canopy cover, at least 2 metres high and a minimum area of 0.2 hectares. Sparse-woody has canopy cover between 5-19%.

Department of Climate Change, Energy and Environment (2024). National forest and sparse woody vegetation data. Version 8.0. Commonwealth of Australia, Canberra.



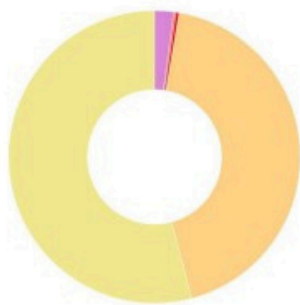
- Forest (114,203ha / 23%)
- Non-woody (345,155ha / 71%)
- Sparse woody (30,154ha / 6%)



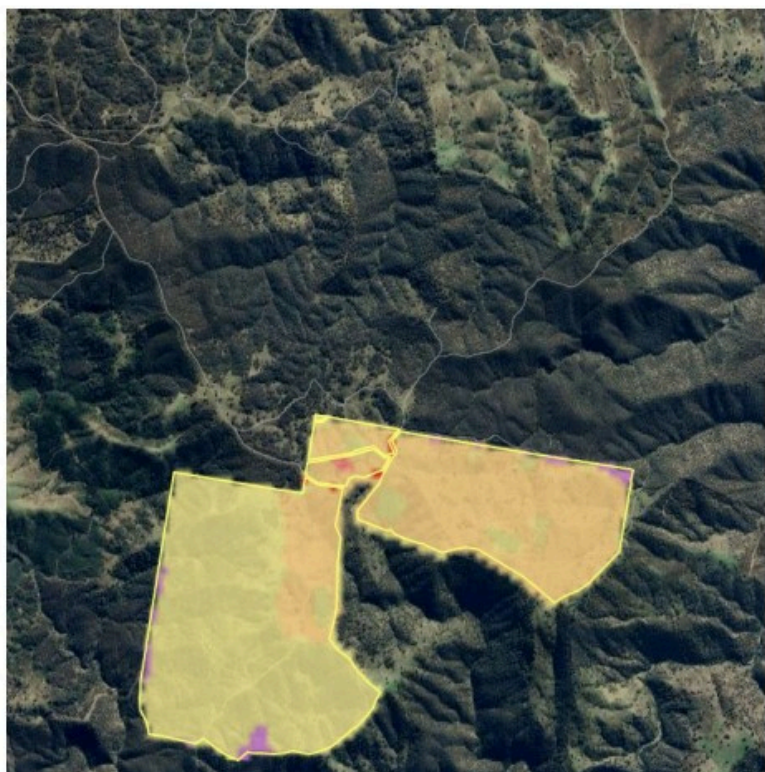
## Agricultural Land Uses

An estimate of the various activities that this land is being used for. The source, catchment scale land use data shows a single dominant land use for a given area, based on the management objective of the land manager. Land is classified according to the Australian Land Use and Management Classification version 8. The date of mapping varies from 2008 to 2019, and the scale of mapping varies.

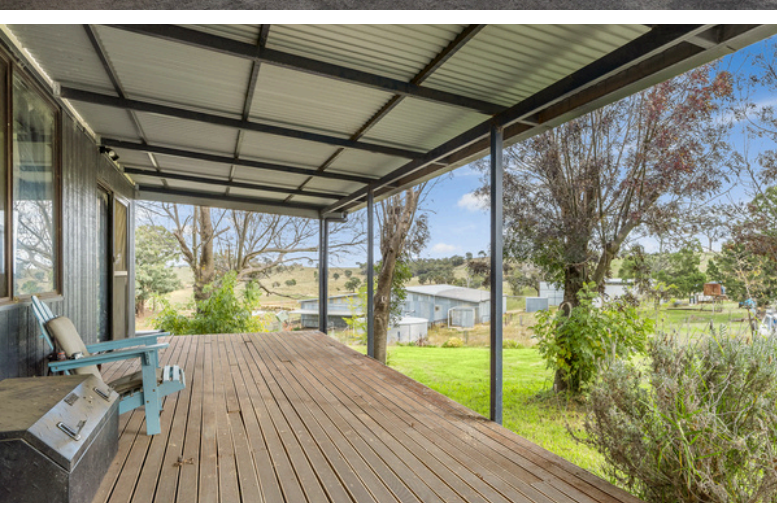
ABARES 2021, Catchment Scale Land Use of Australia - Update December 2020, Australian Bureau of Agricultural and Resource Economics and Sciences, Canberra, February, CC BY 4.0, DOI: 10.25614/auqr-rq15.



- Other minimal use (10,329ha / 2%)
- Urban residential (1,322ha / 0%)
- Other intensive uses (1,566ha / 0%)
- Grazing modified pastures (211,371ha / 43%)
- Grazing native vegetation (264,924ha / 54%)















## **Tom Campbell**

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