



**6280 Bylong Valley Way Rylstone NSW**

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"Tryalion" is perfectly set upon 387 extremely versatile hectares or 955 acres in the picturesque farming country of the Bylong Valley. Currently operating as a highly successful mixed farming operation of Lucerne irrigation, cattle and sheep fattening.

**Price** : \$3,750,000  
**Land Size** : 387 ha  
**View** : <https://www.thepropertyshop.com.au/sale/nsw/central-west/rylstone/residential/rural/5681842>

A huge 386 megalitre irrigation license, 4 stand centre pivot with extension, 7 wells, trough systems and its estimated 70% - 80% of the property can be cultivated.

- 387 hectares or 955 acres consisting of black and red alluvial cultivation flats rise to lightly undulating red basalt grazing country
- 70% - 80% of the property is estimated to be suitable for cultivation with approximately 650 acres to 750 acres of irrigation potential
- Growee underground river system is accessed via 7



**David Goldring**  
02 6372 2222



**Ashley McGrath**  
02 6372 2222