



**MANNES**  
AGENCIES

## Channel Nine Road Aggregation



### Farms 83, 84 and 85 – Coleambally

**FOR SALE BY EXPRESSIONS OF INTEREST**

**Highly Productive  
Optimally Developed  
Diversified Irrigation Portfolio**

Boasting scale, proximity and efficiency that few in the district have been able to achieve. The utmost in modern irrigation design has been adopted and a diversified irrigation entitlements portfolio underpins productivity. The water and labour efficiencies allow the holdings to be operated under management.

- Total of 642HA over three adjoining titles
- 3922 Murrumbidgee (CICL) General Security Water Entitlements
- 4162 CICL General Security Delivery Entitlements
- 300 Lower Murrumbidgee Deep Aquifer (Zone 3) Groundwater Entitlements
- User friendly beds in bankless channel design, large fields, long runs, rollovers and 200ML storage/recycle dam – highly water and labour efficient
- Deep irrigation bore commissioned 2017, up to 18ML/Day capacity with 650ML Annual Extraction Limit and 30ML/Day CICL outlets – high volume, efficient watering
- Largely self-mulching clay soils with sound agronomic history suited to an array of annual and permanent crops
- Two very comfortable renovated homes, substantial shedding plus a further original home
- These properties offer benefits of scale and location seldom offered in the Coleambally district. Arguably one of the finest offerings in some time.

Expressions of Interest are invited to purchase the land and water entitlements, in whole or any part, or Walk-In/Walk-Out including machinery, closing 5pm Tuesday 10th September 2019.  
Detailed Information Memorandum available. Please enquire to the selling agents:



**MANNES**  
AGENCIES

Mannes Agencies Pty Ltd – Coleambally NSW  
Anthony Mannes 0447 002 601  
anthony@mannesagencies.com.au



Colliers International – Sydney NSW  
Angus Macleod 0414 670 286  
angus.macleod@colliers.com

[mannesagencies.com.au](http://mannesagencies.com.au)