



MANNES
AGENCIES

North and South Bonnars Bonnars Lane, Coleambally

- 1388HA (approx.) in 2 parcels, over 90% arable
- 16km North West of Coleambally
- Boundary fenced
- Currently sown to wheat and barley
- Settlement 20 January 2021
- Groundwater works approval 40CA403539, S&D WAL11756



Soils

A mix of predominantly red loams tending to clay and clay loams along the prior streams with sparse pockets of sandy rises.

Timbers

Black box belt running along prior stream, sparse pine on the few sandy rises.

Fencing

'South Bonnars' fully boundary fenced in stock proof to good condition. 'North Bonnars' boundary fence is largely present and majority stock proof. Cattle have been grazed on the 2 parcels as a whole over the preceding summers and with some maintenance and repair, the boundary fence around the 2 parcels would hold most educated stock. Minimal effective internal fencing remains.

Water

'South Bonnars': Lower Murrumbidgee deep groundwater source works approval 40CA403539, stock & domestic extraction license WAL11756. Storage dam and some earthen infrastructure in place from historic groundwater irrigation. No permanent irrigation water entitlement included, landholder can apply to reinstate an irrigation bore. Current operators have installed a solar stock pumping

arrangement from existing bore site - troughs, pump and panels NOT included. 'North Bonnars': 2 x inoperative windmills, requiring repair or replacement. Both parcels have multiple sporadic catchment dams.

Shedding

Older 4 stand timber frame shearing shed (not equipped, no mains power) and timber/steel yards present on 'North Bonnars', would require repair to make functional. 12m x 18m (approx.) steel frame web truss machinery shed on 'South Bonnars'.

Location

The properties are strategically located 16km North West of Coleambally township, accessed from the Kidman Way via Martin Bell Road (bitumen and gravel) and Bonnars Lane (gravel and unsealed). Coleambally township services the surrounding intensive agriculture industry and boasts a hotel/motel, motel, club, supermarket, chemist, 2 schools and a GP among other thriving businesses. The Riverina is the food bowl of NSW with significant commodity processing facilities readily accessible.

The opportunity also exists to purchase the neighbouring 388 Hectare 'Ballymeena', to be offered by Auction at the conclusion of the 'Bonnars' properties.

**To be offered by Public Auction 11am Wed 25 November 2020
at the Coleambally Community Club.**

Auction to be interfaced on AuctionsPlus Property – prior registration essential.

North Bonnars and South Bonnars will be offered as a whole in the first instance.

For more information or to arrange
an inspection, please contact
Anthony Mannes

rma network.
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Anthony Mannes | anthony@mannesagencies.com.au | 0447 002 601