



**MANNES**  
AGENCIES

# 'Ballymeena'

633 Bonnars Lane, Coleambally

- 388 Hectares (approx.) over 3 Titles
- 15km North West of Coleambally
- Approx. 90% arable
- Boundary fenced
- Currently sown to wheat
- Groundwater works approval
- Old cottage and small shed



#### Soils

A mix of predominantly red loams with some pockets of sandy rises.

#### Timbers

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

#### Fencing

Fully boundary fenced in stock proof to good condition. Minimal effective internal fencing remains.

#### Water

Lower Murrumbidgee deep groundwater source works approval 40CA403473. No permanent irrigation water entitlement included, landholder can apply to reinstate an irrigation bore. Inoperative windmill, sporadic catchment dams.

#### Location

The property is strategically located 15km 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, 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 property neighbours highly developed irrigation holdings, readily showing the potential for future development.

The opportunity also exists to purchase the neighbouring 1388 Hectare 'North Bonnars' and 'South Bonnars', to be offered by Auction prior to 'Ballymeena'.

**To be offered by Public Auction at the conclusion of 'North Bonnars' and 'South Bonnars' 11am Wed 25 November 2020 at the Coleambally Community Club.**

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

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



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