



MANNES
AGENCIES

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Farm 47, Main Canal Road Coleambally

Tenders are invited for the purchase of any combination of the following:

- Farm 47, Main Canal Road, Coleambally (Lot101/DP750883) – 208.9 Hectares
- 1178 Murrumbidgee Z13 (CICL) General Security Water Entitlements
- 1368 CICL General Security Delivery Entitlements

Tenderers may nominate any combination of land and water entitlements with a minimum parcel size of 200 water/delivery entitlements.



Location

The property is located within the Coleambally Irrigation Co-operative Limited (CICL) irrigation district in the Riverina region of South Western New South Wales. The property is approximately 25 kilometres East of Coleambally.

Soils

Predominantly heavy self-mulching and non self-mulching clays.

Services

Irrigation water is supplied via a 30ML/Day flume gate by the CICL supply channel system and drained by the CICL Drainage facilities. Power and telephone connections exist at the property and school buses operate in the vicinity.

Current Operations

Farm 47 has been operated as an irrigated cropping farm. Rice, corn and cereals have been produced along with opportunistic agistment in recent seasons. Approximately 100HA is currently sown to cereal crops.

Water Assets

1178 ML B Class (General Security Water Entitlements)
1368 ML B Class Delivery Entitlements

Purchaser(s) of General Security Water Entitlements will receive the 20/21 allocation. Purchaser(s) of Delivery Entitlements will receive the 20/21 CICL Member Benefit and Additional Allocation (total 14% at the time of writing).

Improvements

Shedding: 1) Approx. 30m x 12m steel machinery shed in good condition; 2) 3 stand shearing shed in fair condition; 3) 2 older sheds constructed around settlement in poor condition.

Recycling System: A recycling channel and drain have been constructed however no pump has been installed. The recirculation point appears to have command over most of the irrigable area of the farm.

Layout: The property is subdivided into 9 main paddocks. Modern land leveling layouts have been adopted with bankless channels constructed in all fields and the majority of the fields having flattened terraced bays. Concrete structures are modern and raised access laneways have been adopted providing access to the farm in most weather conditions. The layout is largely modern, efficient and practical.

Fencing: The boundary fence ranges from good stock proof condition to new. There is one internal fence approximately bisecting the farm which is in good stock proof to new condition.

Home: 3 Bedroom, 1 bathroom clad home with internal laundry and rear sunroom divided into 2 rooms. The home has a carport and twin cold room attached. The home was constructed around settlement and could be described as in fair original condition.

Other: 1) Sheepyards requiring repair; 2) Bordignon 30T approx. steel cone bottom silo; 3) 10KL approx. ground fuel tank with pump and meter; 4) Two (2) overhead fuel tanks of approx. 2KL capacity; 5) 2KL approx. ground fuel tank with hand operated pump.

Farm 47 offers the purchaser enviable soil types and a modern efficient layout. Current cereal crop not included. Properties in the Coleambally area, particularly of this soil type are becoming increasingly tightly held.

Tenders close 5pm Wednesday 9th December 2020.

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

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