



MANNES
AGENCIES

'Lone Pine' Farm 4003, 647 Ercildoune Rd, Coleambally



Irrigation asset with scale to suit investors or family farmers.

'Lone Pine' is being offered to the market under instructions from the executor. Offering approx. 579ha* and a diverse water portfolio. The property is currently successfully operated under a cotton/wheat rotation with beef cattle grazing on support land.

Property Features:

- 579.7ha* total area
- 300ha* highly developed syphon/bordercheck fields with long runs currently incorporated into the intensive irrigation rotation
- Deep lead irrigation bore, electric, currently operating at circa 10ML/day* with scope for upgrade
- 30ML/day CICL FlumeGate outlet
- 50ML* Earthen storage dam, diesel powered recycle pump
- Mix of soils, red/brown clay loams to grey self-mulching clays
- Steel cattle yards
- Comfortable 4 bedroom timber clad home, 240m²* all steel enclosed shed with concrete floor
- Stock and domestic bore

Water Entitlement Portfolio:

- 1169ML Lower Murrumbidgee Zone 2 Groundwater Entitlements
- 200ML Murrumbidgee Zone 13 CICL General Security Water Entitlements
- 1000ML CICL B Class Delivery Entitlements
- 44ML Murrumbidgee Zone 13 CICL Supplementary (HOU) Entitlements

FOR SALE: By Private Treaty

PRICE: By Private Negotiations

INSPECT: By appointment with the selling agent.

The land and water entitlements are currently leased until 30/6/2023

**All measurements/volumes approximate*

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