



**MANNES**  
AGENCIES

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# Farm 680, Gilbert Road Coleambally NSW



## Attainable Mixed Farming or value-add opportunity

**209.8HA\* (518.5 Acres\*)**

**467 CICL General Security Delivery Entitlements**

- 30ML/Day CICL FlumeGate® outlet
- 4-bedroom brick veneer home
- Machinery shed and outbuildings
- Mix of clays and loam
- Currently carrying a substantial body of feed

**Agents Note:** Farm 680 is located 35km south of Coleambally township in the renowned Coleambally Irrigation Area. Currently suited to a mix of grazing and cropping, the property is a blank canvas for those looking to landform and capitalise on the enviable benefits of intensive irrigated cropping in the Coleambally area.

\* approximate measurement

**FOR SALE:** By Private Treaty

**PRICE:** On Application

**INSPECT:** By Appointment



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