



Farm 11/2, Lot 152, Donald Ross Drive Coleambally NSW



Primed for Production or Redevelopment 95.5HA (236 Acres)*

- 15ML/Day CICL Flumegate® Outlet
- Largely Productive Heavy Clay Soils
- Boundary Fenced

Located approx. 29km North East of Coleambally, Farm 11/2 sits within one of the most sought after and tightly held areas of the renowned Coleambally Irrigation Area. Current operations have been cereal cropping and grazing, this holding is primed for redevelopment for row-cropping to capitalise on the enviable benefits of intensive irrigated cropping in the Coleambally area. The desirable soils have retained moisture through summer fallow and incoming purchasers will be allowed early access should they wish to sow winter crops. Those intending to expand or start out really should inspect.

FOR SALE: By Private Treaty
INSPECT: By Appointment

PRICE: On Application

** All measurements approximate*

