

# “Chase’s” – Lot 75

Leonard Road, Coleambally NSW

For Sale by Expressions of Interest

| Closing 4pm Wednesday 9 October 2024



**68.4HA (169 acres)**



# LAND AND TITLES

PARCEL	TITLE REF	ADDRESS	AREA (HA)
<b>"Chases" Lot 75 Leonard Road</b>	LOT75/DP756414	Lot 70 Leonard Rd	68.4

\*Denotes 'additional area', title may not be located at or adjacent to address.



## LOCATION AND DISTRICT

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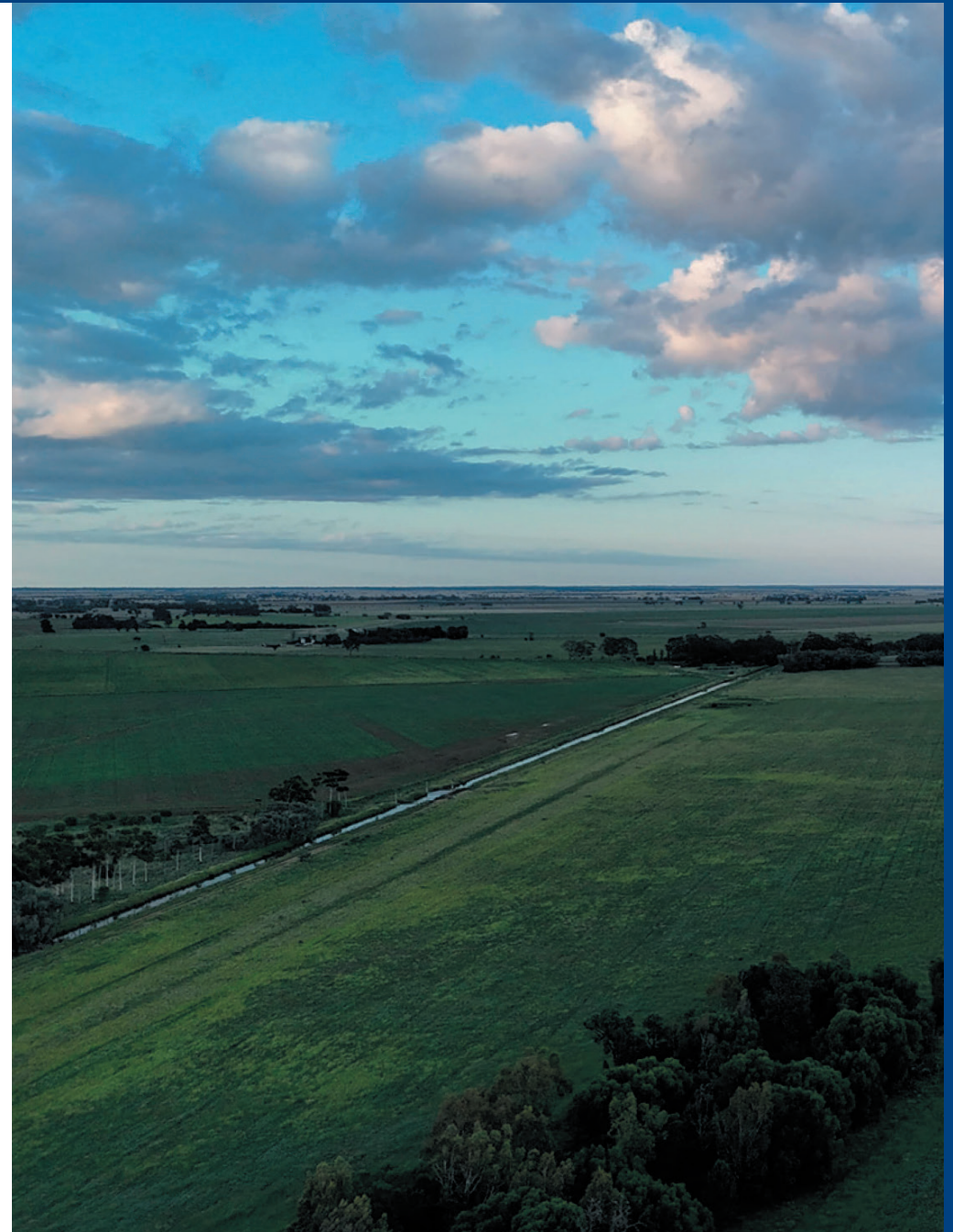
The holding is located approx. 40km South of the Coleambally township.

The Coleambally area is highly regarded for its irrigated agriculture industry. Commodities including rice, corn, soybeans, cotton, wheat, barley, oats, oil seeds, various legumes, fruit, vegetables, tree nuts, poultry, beef, lamb and wool are produced.

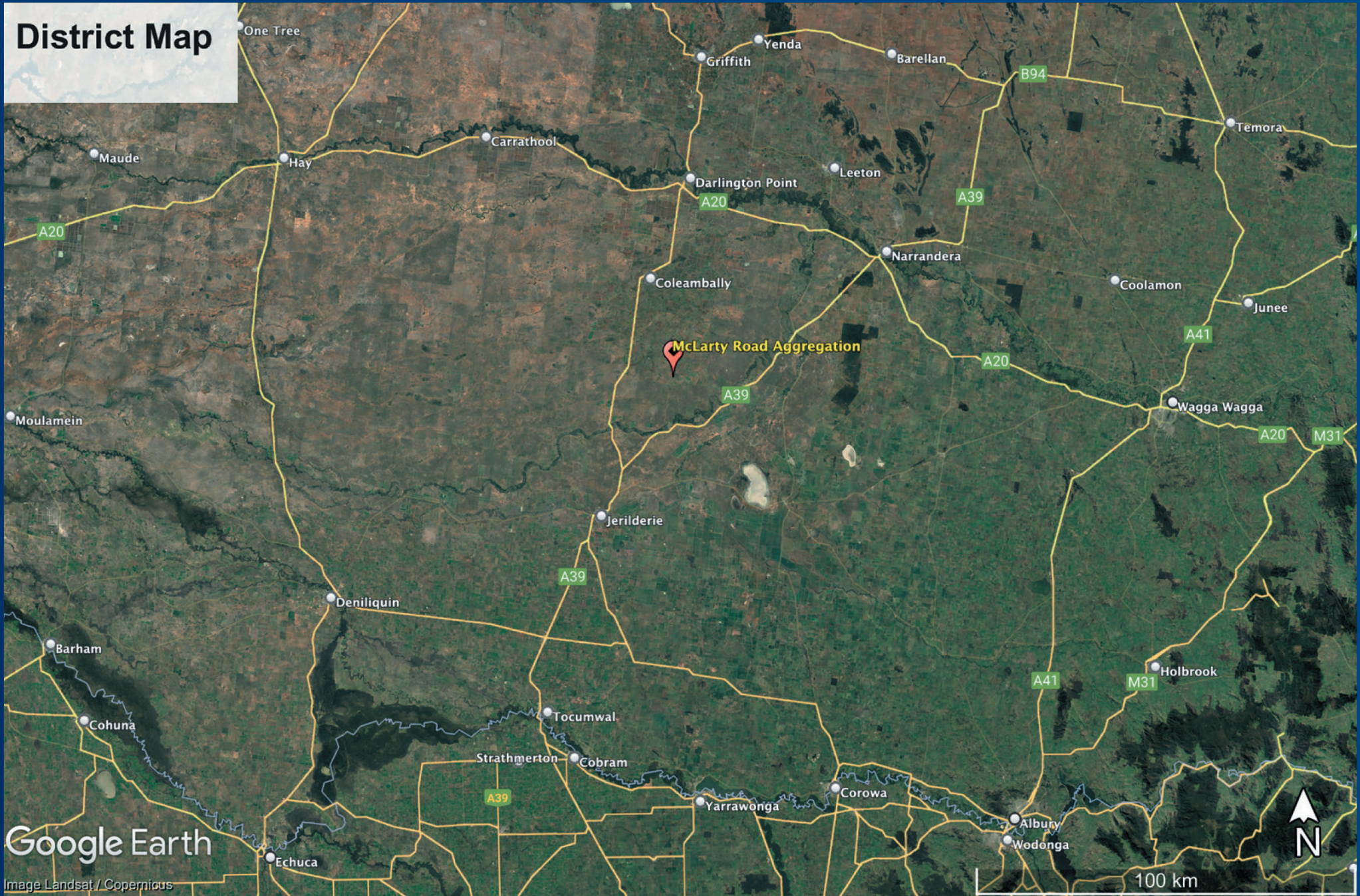
The Coleambally township supports two (2) schools, a general practitioner, churches, sporting clubs, a small shopping centre, hotel, club, and numerous businesses supplying and supporting the local agribusiness sector. Major centres of Griffith, Albury and Wagga Wagga are easily accessible.

Livestock markets are numerous within 200km of the properties, foremost being Wagga Wagga, Barnawartha (Wodonga) and Griffith. Processing facilities are also accessible at Wagga Wagga, Cobram, Deniliquin, Wodonga and Wangaratta. Major feedlots are located at nearby Tabbita, Yanco and Conargo.

Multiple grain receival points at Coleambally and Jerilderie are the nearest to the properties with many more within 100km. Cotton is processed at Whitton, Carrathool and Hay.



# District Map



## IMPROVEMENTS | “Chase’s” – Lot 75 Leonard Road

- Electric and conventional fencing
- 15ML/Day Flumegate® outlets
- CICL Drainage inlets
- Livestock dams
- Landforming and irrigation structures – refer paddock details
- Recycle system equipped with Paterson lift pump powered by 2 Cyl diesel engine



# McLarty Road Aggregation

75 Leonard Road (Farm 638)



Google Earth

Image © 2024 Airbus

## PADDOCK DETAIL

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The following applications are undertaken prior to cereal crops on organic areas:

- Rockphosphate 150Kg/HA
- Compost 2-2.5T/HA
- Zinc 1.5kg/HA
- Boron 1kg/HA
- Lime 600Kg/HA Post sowing
- Various other biological foliar applications

Lucerne stands are only cut once yearly for hay, never multiple cuts and receive yearly:

- Rockphosphate 100Kg/HA
- Lime 300Kg/HA

Compost (1-2T/HA) and Lime (300-600Kg/HA) is being applied to large areas at the time of writing.

On conventionally farmed areas commercial applications of MAP, foliar UAN and other fertilisers are adopted.

A detailed input program can be compiled upon request.



## Paddock Detail | "Chase's" – Lot 75 Leonard Road

FIELD NAME	DESCRIPTION	WINTER '23	SUMMER '23	WINTER '22	SUMMER '22	WINTER '21	SUMMER '21
Field 1	Border Check	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye
Field 2	Border Check	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye
Field 3	Border Check	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye	Clover / Rye