

Farm 644, Lots 69 & 70 Leonard Road, Coleambally NSW

For Sale by Expressions of Interest | Closing 4pm Wednesday 9 October 2024



209.9HA (519 acres)



LAND AND TITLES

PARCEL	TITLE REF	ADDRESS	AREA (HA)
Farm 644 Lot 69 & 70 Leonard Road	LOT70/DP756414	Lot 70 Leonard Rd	97.4
	LOT69/DP756414	1428 Thurrowa Rd*	112.5

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



LOCATION AND DISTRICT

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.

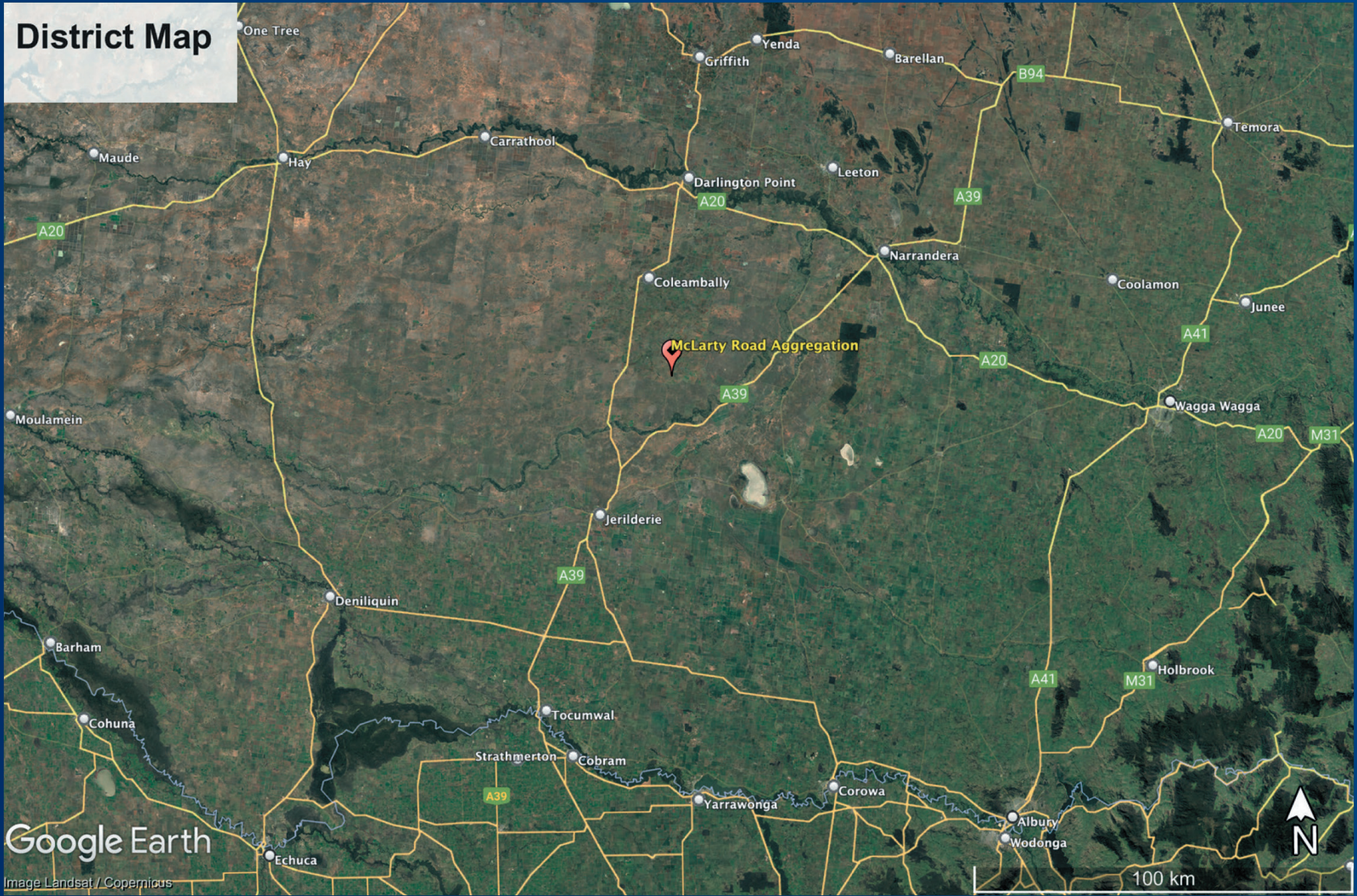
The Coleambally township supports two (2) schools, a general practitioner, churches, sporting clubs, a small shopping centre, hotel, club, and numerous businesses supplying and supporting the local agribusiness sector. Major centres of Griffith, Albury and Wagga Wagga are easily accessible.

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 | Farm 644, Lots 69 & 70 Leonard Road

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



McLarty Road Aggregation

69&70 Leonard Road (Farms 614/2&644)



Google Earth

Image © 2024 Airbus

PADDOCK DETAIL

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

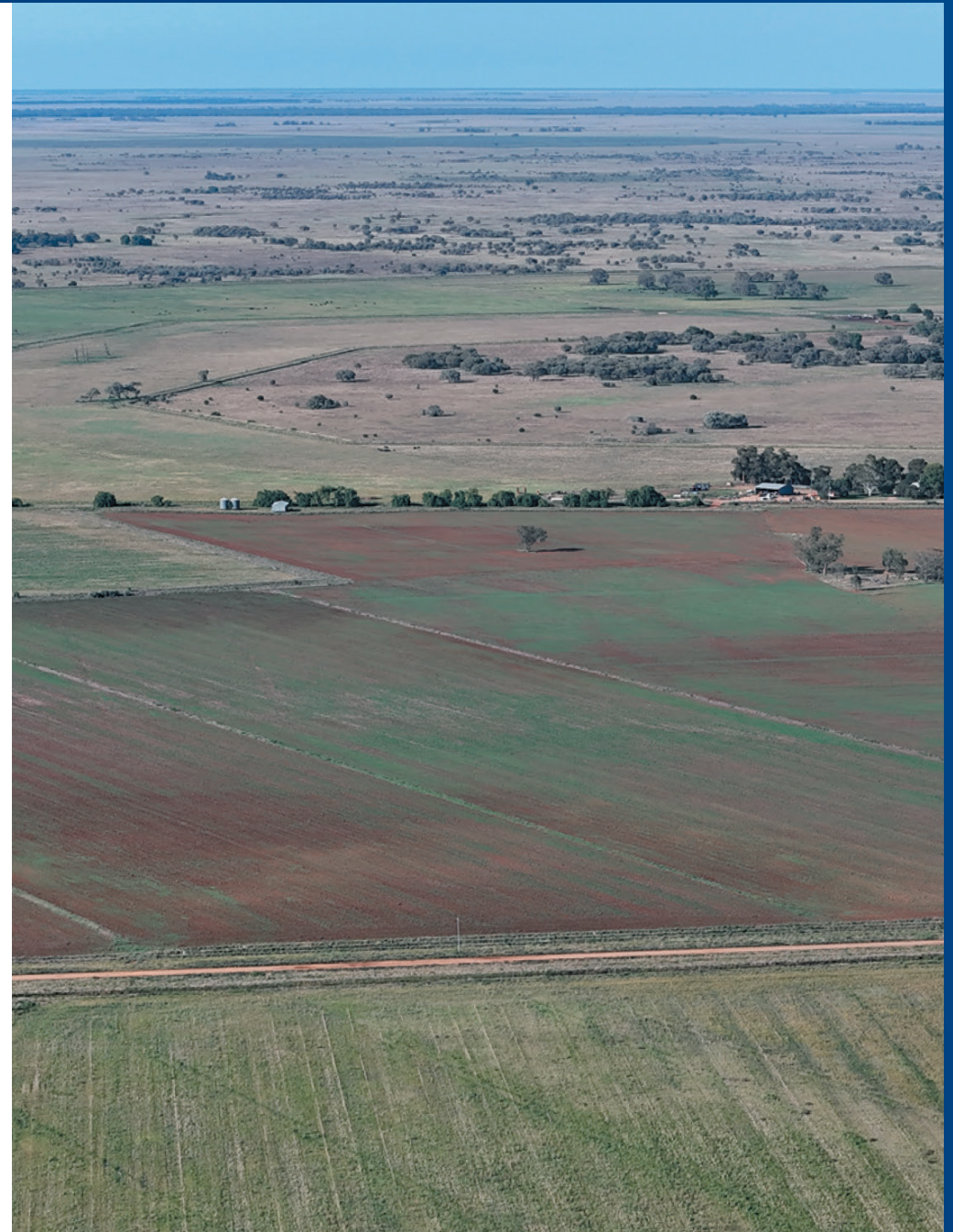
Lucerne stands are only cut once yearly for hay, never multiple cuts and receive yearly:

- 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 | Farm 644, Lots 69 & 70 Leonard Road

Field Name	Description	Winter '23	Summer '23	Winter '22	Summer '22	Winter '21	Summer '21
Field 1	Border Check 72m	Barley	Fallow	Canola	Grazing	Grazing	Grazing
Field 2	Border Check 72m	Barley	Fallow	Canola	Grazing	Grazing	Grazing
Field 3	Border Check 52m	Barley	Fallow	Canola	Clover / Rye	Clover / Rye	Clover / Rye
Field 4	Latitudinal Bays	Barley	Fallow	Canola	Clover / Rye	Clover / Rye	Clover / Rye