



FOR SALE

As a whole or in 5 distinct Parcels**

Large Scale Irrigation Farming Aggregation

– Coleambally NSW Incorporating Certified Organic Portions

And Associated Coleambally Irrigation Co-operative Limited Delivery Entitlements

Farms 584, 610, 611, 612, 613, 614, 638 and 644 – Gilbert Road, Thurrowa Road and Leonard Road, Coleambally NSW

Approx. 1866.4HA (4613 Acres)

Approx. 1572.3HA of which is contiguous, balance over 2 separate parcels in close proximity.

3537 CICL B Class (General Security) Delivery Entitlements

*** if not sold prior*

EXECUTIVE SUMMARY

Mannes Agencies is proud to present the McLarty Road Aggregation. This aggregation is the first of its scale to be offered within the Coleambally Irrigation Area.

The aggregation is suited to a wide range of productive pursuits from permanent plantings or intensive irrigated summer cropping including cotton through to mixed irrigated farming and livestock production.

An extensive list of improvements is provided in this document including homestead, houses, shedding, grain storage, lateral irrigator, livestock handling, fencing, livestock and domestic water, irrigation water supply, regulation, recycling and drainage.

CICL B Class (General Security) Delivery Entitlements underpin the current owners water strategy and form an integral part of most CICL irrigators' portfolios. Further detail on these Delivery Entitlements is also provided.

As mentioned, the scale and contiguity of the holding has rarely been achieved within the CICL footprint and an equivalent holding has not been offered for sale.

Offers are invited for individual or multiple parcels.

The offering provides incoming purchasers enviable opportunities, foremost being:

- Likelihood of neighbouring properties becoming available in the near to medium term allowing for further expansion of the holding.
- Potential to remove (through negotiation with and approval from CICL) approximately 7km of CICL supply channel which bisects the main aggregation and replace with more strategically positioned on farm supply infrastructure.
- Ability to capitalise on the organic certification status either through continuing organic production or harnessing the benefits of existing soil health in a conventional production system.

Key Features:

- Total Land Area 1866.4* HA (4613* Acres) – of which 1572.3* HA (3886* Acres) is contiguous. The largest contiguous parcel to be offered for sale within the Coleambally Irrigation Area.
- Three distinct parcels, 13 separate titles (as listed below).
- 364* HA (900* Acres) under lateral/pivot overhead irrigator installed 2019.
- Large areas laid out to high flow 48m to 72m bordercheck flood irrigation.
- Comfortable double brick family homestead with in ground pool and further homes for worker accommodation.
- Multiple points of access to sealed and all-weather roads.
- 3537 CICL B Class (General Security) Delivery Entitlements.
- Majority of titles Organic Certified, balance farmed consistently with regenerative practises during the vendor's tenure.

HISTORY

The vendors have compiled the holding through two tranches of strategic purchases commencing 2015 with the purchase of farms 610, 611, 612 and 613. The balance of the portfolio, including the cattle herd was purchased by the vendors in 2022.

Previous to 2014, previous owners adopted a mixed farming system incorporating rice, cereals/oilseeds and pastures. A small area of rice was grown in 2017 but this was the only rice crop since 2014.

The vendors have achieved organic certification (USDA and AUS) on the sections referred to as McLarty South, McLarty North and 75 Leonard Road.

Sections 584 West and 69 & 70 Leonard Road have been farmed regeneratively during the vendors' tenure.

Included in the latest tranche of purchases was the core of the renowned Iveragh Angus cattle herd and the vendors have continued breeding and marketing performance registered Angus bulls.

The structured and disciplined rotations have resulted in healthy soils that will be attractive to organic and conventional farmers alike. Details of rotations and cropping histories are available.



THE SALE PROCESS

Mannes Agencies has been engaged to oversee an orderly Expressions of Interest sales process on behalf of the vendors.

Interested parties may express interest in the land and any number of CICL Delivery Entitlements up to 3537. When presenting offers to the vendors, interested parties should detail in writing the following:

- The price that they wish to offer for the land parcel/s.
- The number (if any) of Delivery Entitlements they wish to purchase with the subject titles and the price offered per Delivery Entitlement.
- Whether access is required prior to settlement, the vendors will consider allowing early access for agricultural pursuits in some instances.
- Any further conditions on their offer (e.g if their offer is subject to obtaining finance, or if an offer for one parcel is contingent on being successful on another parcel).

The vendors undertake to assume that an offer is the parties' highest and final offer and that the highest offers received will either be accepted or that offeror will be given first right of refusal at the vendor's asking price.

