



Farm 25, 1354 Main Canal Road Coleambally NSW

FOR SALE



Attainable Mixed Irrigation Farming or Value-Add Opportunity 216.3HA* (534.5 Acres)

Key Features –

- 30ML/Day CICL Flumegate® outlet
- Approx 90HA developed for irrigation (Including 45HA Beds in Bankless design)
- Equipped recycle system
- 18m x 21m Hay/Machinery shed, 3 stand shearing shed and yards
- Mix of clays and loams, some sandy rise
- 2 Bedroom clad cottage with S&D bore
- Approx. 135HA Spartacus Barley sown 2025, incl. 45HA which has been irrigated Sep 2025, detailed crop inputs available to interested parties
- 20HA portion ground preparation commenced for '25/'26 summer crop

** All measurements approximate*

Agent's Comments: Farm 25 is located approx. 25km North of Coleambally township in the renowned Coleambally Irrigation Area. Those looking to start an irrigated property portfolio or expand an existing one are encouraged to inspect. The property is productive and well located, further development could be implemented to capitalise on the enviable benefits of intensive irrigated cropping in the Coleambally area.

Further Particulars –

AREA: 216.3* Hectares

WATER: 30ML/Day CICL FlumeGate®, CICL Drainage facilities

FOR SALE: By Private Treaty

PRICE: \$1,400,000

INSPECT: By Appointment

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