



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

FOR SALE



“Efficient design, ready to capitalise” 209.9HA (519 acres)

Located approx. 48km South East of Coleambally, Farm 644 offers those looking to expand or start out farming an opportunity to walk in and commence production. Dual access to the CICL gravity fed irrigation scheme affords the incoming purchaser the production opportunities and flexibility for which the Coleambally Irrigation Area is renowned. Current operations have focused on Cereal and Oilseed production with legumes and grazing in rotation. The irrigation design is also suited to high value summer crops.

Key Features –

- 2 x 15ML/day CICL Flumegate® Outlets
- Fully landformed, subdivided into 4 fields
- Diesel powered Paterson recycle/lift pump
- Mix of clay and clay/loam soils

FOR SALE: By Private Treaty

PRICE: \$1,950,000

INSPECT: By Appointment

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