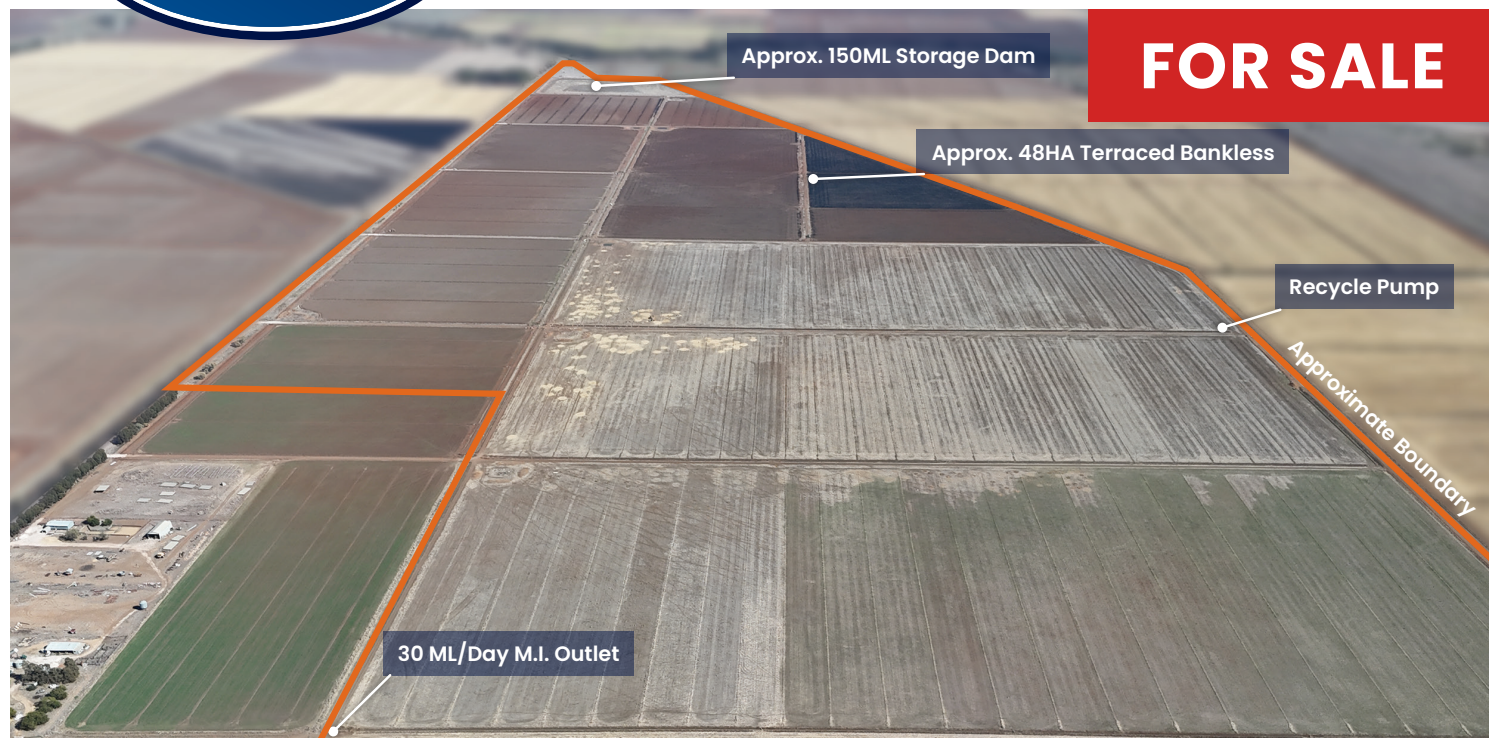




FARM 2526, 408 Cashmere Road Widgelli NSW



Mannes Agencies is proud to present to market Farm 2526, 408 Cashmere Road, Widgelli

The property boasts consistent fertile brown clays and favourable fall to the west. Incoming purchasers can continue production of rice, cereals and pasture or develop further for intensive high value row crop or permanent plantings.

FEATURES INCLUDE:

- 223.6HA* (552 acres) total area (subject to final subdivision plan)
- 48HA* Terraced Bankless (rowcrop) design
- 50HA* Constant Grade Bankless design
- 110HA* Bordercheck design
- 8HA*/150ML* Earthen storage dam with pumping arrangement
- Equipped recycle system
- 30ML/Day Murrumbidgee Irrigation supply
- Boundary and internal fencing
- Livestock dams
- Fertiliser history
- Strategically located, 19km* from Griffith CBD, several grain/oilseed receival points within 30km, Cotton Gins at Whitton (34km*) and Carrathool (100km*)

AGENT COMMENTS:

The property presents as a fertile and productive agricultural investment in its current design. The soil types, shape and favourable topography lend the property to development for irrigated high value annual and permanent cropping systems adopted in the renowned Murrumbidgee Irrigation Area. Prospective purchasers will appreciate the close proximity to both Griffith and produce receival/processing facilities. Realistically priced, this property is deserving of consideration and inspection. **All measurements approximate*

FOR SALE: By Private Treaty

PRICE: \$2,650,000

INSPECT: Strictly by appointment with Mannes Agencies as Exclusive Agent

