



FARM 168, 4589 Kidman Way Coleambally NSW

FOR SALE



Mannes Agencies is proud to present to market Farm 168, 4589 Kidman Way, Coleambally

Minutes from Coleambally township and with a deep aquifer irrigation bore installed, this highly developed irrigation property boasting fertile clay soils represents a high grade agricultural investment.

FEATURES INCLUDE:

- 250.8HA* (619.7 Acres) total area
- 56HA* Terraced bankless (rowcrop) design
- 109HA* Pontoon (rowcrop/bordercheck) design with Padman® structures
- Design for further 32HA* bankless development incorporated into existing fields
- Deep aquifer irrigation bore, LMDAQ Z3, 400ML AEL, installed 2018
- Recycling infrastructure with JD powered diesel pump
- 30ML/Day CICL Flumegate® Outlet
- Machinery and hay shedding
- Comfortable 3 Bedroom clad home, renovated, well maintained
- Stock & Domestic Bore
- Strong manure and fertiliser history
- Located, 7.5km* South of Coleambally

AGENT COMMENTS:

Farm 168 offers the incoming purchaser a turn-key irrigated cropping opportunity with fertile soils and efficient design. The diversity in water supply offered by the irrigation bore ensures extended periods of production both within and between seasons in an environment of increasing seasonal variability. This 250.8HA* holding is larger than most in the area and is worthy of your consideration and inspection.

**All measurements approximate*

FOR SALE: By Private Treaty

PRICE: On Application

INSPECT: Strictly by appointment with Mannes Agencies as Exclusive Agent

