



FARM 101, 418 Gaston Road Coleambally NSW

FOR SALE



Mannes Agencies is proud to present to market Farm 101, 418 Gaston Road, Coleambally & Associated Delivery Entitlements

The property boasts consistent fertile clay soils, a comfortable modernised home, extensive shedding and improvements and highly developed irrigation design. Incoming purchasers can commence production of high value row crops, rice, cereals or oilseeds.

FEATURES INCLUDE:

- 212.4HA* (525 Acres) total area
- 86HA* Terraced Bankless (rowcrop) design with rollovers
- 109HA* Constant Grade (Syphon/Bordercheck) design – long runs, square fields
- Recycling infrastructure
- 30ML/Day CICL Flumegate® Outlet
- Extensive machinery & hay shedding with lockable workshop
- 3 Stand shearing shed & steel sheep yards
- Comfortable 3 Bedroom brick veneer home, renovated kitchen, well maintained
- Stock & Domestic Bore
- Boundary fencing
- Located, 19km* East of Coleambally
- 1386 CICL B-Class (General Security) Delivery Entitlements

AGENT COMMENTS:

Offered for the first time in over 40 years, Farm 101 & neighbouring properties have been tightly held for many years. Soil types are productive & the layout is efficient. Those with existing holdings in the district are encouraged to inspect, along with those looking to enter the district as the home & infrastructure make the property an ideal base or stand-alone operation.

**All measurements approximate*

FOR SALE: By Private Treaty

PRICE: On Application

INSPECT: Strictly by appointment with Mannes Agencies as Exclusive Agent

