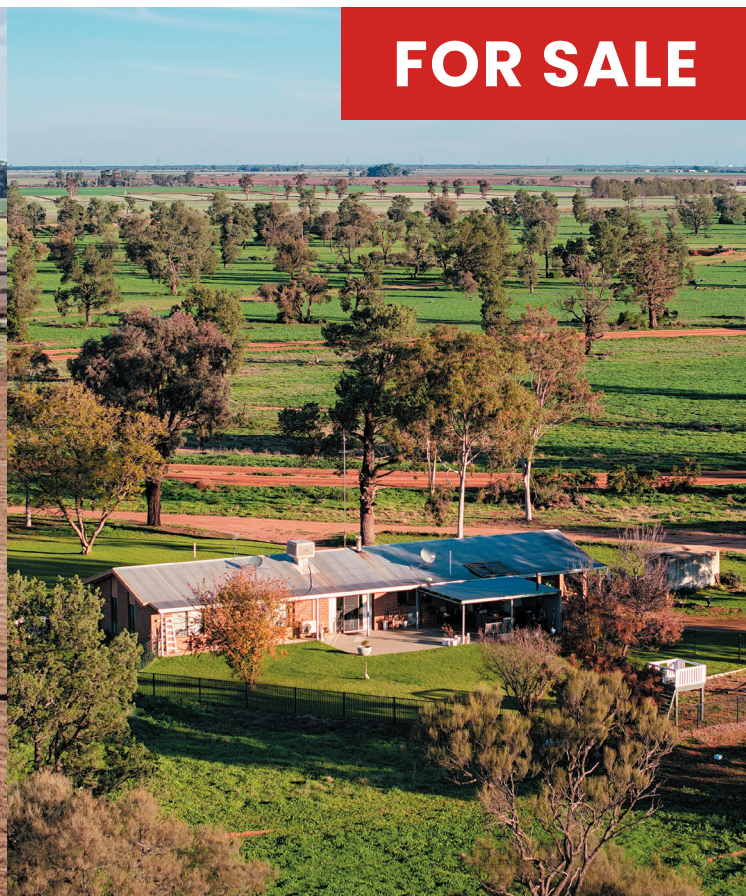




Farms 518 (East) & 518 (West)

207 Wood Road, Coleambally NSW

FOR SALE



FARM 518 (East) 202HA (543 Acres)*

- Groundwater Irrigation Bore, submersible diesel/electric, LMDAQ Z3, 525ML A.E.L
- Approx 197HA landformed – Beds-in-bankless, pontoon, border-check, equipped recycle system
- 3-Stand shearing shed with concreted storage area, steel sheep yards
- 30ML/Day CICL Flumegate® Outlet
- Clay to transitional soils
- 500 CICL B-Class (General Security) Delivery Entitlements

AGENT COMMENTS:

A productive property with history of summer and winter cropping rotations, added seasonal surety provided by the groundwater irrigation bore. Suited to expanding operations or as a stand-alone enterprise.

FARM 518 (West) 63HA (155 Acres)*

- Renovated 3 bedroom brick veneer home in established gardens
- 220m²* all steel machinery shed (c1990's)
- 260m²* steel (timber purlin) machinery/workshop shed (c1970's)
- Stock & Domestic bore, tanks, pressure pumping arrangements
- Sandy soils, subdivided into 3 main paddocks, stables
- 23km* South of Coleambally

AGENT COMMENTS:

A very attractive small holding which is a rare find in the district. Suited to livestock, horses, dryland cropping, development for permanent plantings or as an acreage lifestyle property.

Offers are invited for any combination of the two separate parcels and 500 CICL General Security Delivery Entitlements.

FOR SALE: By Private Treaty
PRICE: On Application
INSPECT: By Appointment

**All measurements approximate*



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