

Mundiwa and Twin Rivers Brewarrina, NSW

Feed Growing, River Flowing and Dams Full

Auction : 2019-07-11 11:00:00

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Auction Place : Brewarrina RSL, 21-25

Bourke Street

Schute Bell Badgery Lumby and CBRE Agribusiness are pleased to present for sale Mundiwa and Twin Rivers (the properties), a renowned largescale pastoral holding positioned between the Culgoa and Birrie Rivers, located 40* kilometres north-west of Brewarrina, in North Western New South Wales. Mundiwa and Twin Rivers are well-improved, contiguous landholdings boasting scale and a large body of feed leading into winter.

Key Investment Highlights:

- Spanning 14,827* hectares of Western Lands Leasehold and Freehold Certificates of Title currently supporting a sheep breeding/finishing enterprise and opportunistic beef trading and agistment.
- Even balance of high quality soil types comprising self-mulching clays rising through grey clay floodplains to red loam rises.
- 323* hectares of cultivation consent, scope exists to increase arable area subject to approval of a Property Vegetation Plan (PVP).
- Well-developed reticulated water system backed by 15 earth tanks and extensive frontage to both the Culgoa River (30* kilometres) and Birrie River (26* kilometres).
- Quality working improvements including eight stand shearing shed with steel sheep yards and power connected, two sets of steel cattle yards, outpost sheep yards, machinery sheds, workshop and airstrip.
- Five-bedroom homestead overlooking the Culgoa River.
- Quality fencing comprising steel end assemblies, Hinge-Joint, plain wire an steel inline posts. Boundary fencing is all constructed of Hinge-Joint in place of plain wires.
- 126* megalitre water entitlement and 18* megalitre stock and domestic licence.
- The convenient location only 40* linear kilometres from Brewarrina and 100* linear kilometres from Bourke provides access to skilled labour and service businesses.
- Mundiwa represents a unique opportunity for an aspiring purchaser to acquire a once-in-a-generation asset featuring scale, versatility and development upside located within a tightly held region of the Western Plains.
- Mundiwa and Twin Rivers are being offered for sale in one line by Public Auction, Thursday 11 July 2019 at 11.00am Australian Eastern Standard Time (AEST). The Auction will be held at Brewarrina RLS, 21-25 Bourke Street, Brewarrina NSW 2839.

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*approx

This information has been obtained from our vendor(s). We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

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Property



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