

## Fertile Barwon River Flats

Price : SOLD

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### Area & Tenure:

2,184 Ac (883.1 Ha) Western Land Lease

### Situation:

6 km South East of Brewarrina, on tar sealed road with substantial frontage to the Barwon River.

### Description:

Open level country with a mixture of fertile grey & chocolate soils. 1,500 acres (607 Ha) of alluvial cultivation currently sown to Wheat under a share farming agreement, plus 50 acres (20 ha) of irrigation made up of 5 x 10 acre trial paddocks.

Property is situated on the Brewarrina Weir pool with approval to take water from the Barwon (85CA753201) WAL 33713 as an "A" Class entitlement and allows utilisation of a submersible electric pump (Capacity 5 Meg/day) to supply water to a 110 MI (2 cell) storage. WAL 33663 is a B Class Licence. A separate electric delivery pump distributes water to hydrants servicing 50 acres of irrigation. As standby, an independent automated 75 KVA Perkins generator is on site. Approval has been granted for a bore pump (80WA723389) WAL 36752 to pump 42 MI for intensive undercover vegetable growing.

Approx. 2 km's of Barwon River frontage. Electric pump on the river pumps to the homestead, outlying tanks & storage points and the council owned Four Mile camping ground.

Subdivided into 3 main paddocks. Fencing mostly in good repair. A substantial electric vermin proof fence surrounds the intensively cropped areas.

### Improvements:

Comfortable 3 B/r home with surrounding shade trees. Separate kitchen, lounge, dining and family rooms. 2 bathrooms and separate laundry block. Evaporative air-conditioning, slow combustion wood heater and solar hot water. A large verandah surrounds the home. There is also a staff amenities block.

Shearing/Machinery/Produce Shed (100' x 7') with cement floor, power connected, large workshop area, 5 stands (unequipped) with raised board. Adjoining sheep yards "steel and timber posts/mesh construction.

### Features:

- Ideal complementary or start-up farming block
- Capitalise on "out of district" early harvest opportunities
- 50 acres of irrigation suit intensive/ high yield cropping
- Established improvements
- Fertile cracking clay soils

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. 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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