

Well located cotton farm with abundant water

Price : SOLD

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Area & Tenure:

1,280 Ac (518 Ha) Freehold

Situation:

Located 20 km south west of Narromine on Farendale Rd.
Sealed road access.

Description:

Level grey and red alluvial self mulching soils. Timbered with Kurrajong, Box, Pine and Myall. Approximately 940 acres are arable. Water is a feature of the property with 640 acres of flood irrigation. Large 30 acre (400 meg) storage dam, 1,257 meg bore water licence and 2 stock dams. 50,000 gallon rain water for domestic use. Average annual rainfall of 500 mm (20 inches). Boundary fencing netting and hingejoint with internal fencing hingejoint.

Improvements:

Comfortable 4 bedroom weatherboard home with 2 offices in attractive garden setting.

~ Machinery shed 120â€™ x 70â€™

Features:

- â€” Well located cotton farm
- â€” Abundant water with scope for further development
- â€” 640 acre of flood irrigation
- â€” Grey & red alluvial self mulching soils
- â€” Large machinery shed
- â€” 2013 Cotton crop by negotiation
- â€” Owner wanting to retire

Price \$1.2 million

Plus 804 Meg Scheme Water \$725,000

Plus 1,251 Meg Bore Water \$875,000

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Representative
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Property



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