

## 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

CONTACT: Jason Hartin Ph: 0429 894 334

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

Representative  
Jason Hartin

Property ID 1105456

Schute Bell  
Property



Sydney Office  
Ph: (02) 9892 0700  
www.schutebell.com.au

