

1012 Barham Road, Deniliquin, NSW 2710



Sold Other

Friday, 25 August 2023

1012 Barham Road, Deniliquin, NSW 2710

Area: 315 m2

Type: Other



Matt Horne

Contact agent

• 315.5Ha/779.6Ac mixed farm holding situated 10km west of Deniliquin, the livestock selling centre, grain receival sites, and rice mill

• Secure water access via Murray Irrigation Limited (MIL) and the Deniboota canal, 2x delivery outlets (30ML & 15ML), 429 MIL Water Entitlements and 513 Delivery Entitlements

• Developed irrigation consisting of 87Ha/215Ac lasered contour with bank less channel and high flow structures, 35Ha/86Ac lasered border check, 77Ha/190Ac natural contour

• Full recycle system including sump and 100ML storage dam equipped with a 9/11 Batescrew pump and Yanmar diesel engine, full farm survey and plan

• 26Ha/64Ac arable dryland in addition to 10Ha/25Ac established timber belt presenting as ideal shelter for livestock

• Working improvements include 2x stock containment areas with troughs, steel cattle yards with crush, 25x50ft* utility shed, 5t seed silo, 20ft shipping container

• Fenced into 16 main paddocks with a significant amount of renewed fencing, predominantly steel with 7 plain, 1 barb combination

• An irrigation holding featuring highly productive red to grey clay loam soils, 193.1Ha/447Ac rice approved ground with early agricultural access available for summer cropping

• Offered for sale for the first time in 27 years and presenting as an excellent stand alone, add on or Agri investment opportunity

*Denotes: Approximate