

1152 Millears Road, Deniliquin, NSW 2710



Sold Other

Wednesday, 16 August 2023

1152 Millears Road, Deniliquin, NSW 2710

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 495 m2

Type: Other



Matt Horne

Contact agent

• A quality mixed farm (495Ha/1,223Ac*) located just 28km north of Deniliquin, 28km southwest of Conargo, 318km north of Melbourne, proximity to livestock selling centres, feedlots, grain receival sites • Beautifully presented 4-bedroom, 2-bathroom weatherboard home featuring ducted evaporative air conditioning, slow combustion heating, split system, formal living room with open fire place, office, front and rear verandas with entertaining area, and set amongst manicured lawns and gardens, arguably one of the best gardens in the Riverina • Additional accommodation with an airconditioned bungalow featuring ensuite, and storeroom • Working infrastructure includes a 50x30ft* hay/machinery shed, 45x20ft sundry shed with secure workshop containing concrete floor, power, lighting, 45,000 litre poly water tank, adjoining 2 stand electric shearing shed with sheep yards, near new 35 tonne GE seed silo, 80 tonne flat bottom silo • Developed irrigation with 209Ha/516Ac* laser levelled (115Ha/284Ac border check & 94Ha/232Ac contour), 75Ha/185Ac* natural contour, 92Ha/227Ac* arable dryland in addition to shelter belts, established tree plantations and support land • Equipped recycle system on the southern portion of the farm with drainage and sump on the northern section, approval for an 80ML storage dam, irrigation farm plan design available with scope for further development (if required) • Secure water access via Murray Irrigation Limited (MIL) with 2 large delivery outlets, stock and domestic pipeline equipped with solar pump, 2 MIL Water Entitlements, 673 MIL Delivery Entitlements • The holding has been fenced into 18 main paddocks with a significant amount of renewed fencing, on farm airstrip and good internal roadways throughout • Stock waters consist primarily of well-maintained dams with troughs located in the paddocks surrounding the house and sheds • Quality soil types with predominantly red loams running north into heavier clay loams ideal for rice production and summer cropping. Murray Pine and Grey Box country with good chemical and fertiliser history • 'Bryanungra' Deniliquin has been carefully nurtured and developed by the Chartres family for over 26 years and is now offered for genuine sale due to retirement plans. Enquiry and inspections are highly recommended.