

2044 Melburra Rd, Edgeroi, NSW 2390



Cropping For Sale

Wednesday, 17 April 2024

2044 Melburra Rd, Edgeroi, NSW 2390

Area: 785 m²

Type: Cropping



Joe Sevil

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Contact Agent

Davidson Cameron and Co, Narrabri, present for sale " Couradda North" 2044 Melburra Rd, Couradda. Located at the foot of the Nandewar range in the high rainfall district east of Edgeroi, the 785Ha* (1940 acres*) block consists of 566Ha* (1398 acres*) fertile summer and winter cropping country, and the balance potential grazing, as well as including two high quality gravel quarries, and five current licences allowing for the potential extraction of 125,000 tonnes per annum of material this versatile parcel represents a prime opportunity to invest in a blue chip asset with multiple income streams. The cropping country is made up of black, grey, and red vertosol self mulching soils with some lighter areas, and is complimented by a high annual average rainfall of 750mm (30"), the perfect mix for producing high yielding winter and summer crops. Improvements on Couradda North include a 2 bedroom cottage with 4 bay carport, steel 28m x 12m machinery shed with 28m x 6m skillion and small storage shed. Grain storage consists of 2 x 100 tonne sealed silos and 1 x 100 tonne unsealed silo. Livestock facilities include a set of steel and timber cattle yards with crush. A solar equipped bore is complimented by the four dams on the property. Call now and arrange to inspect this prime agricultural holding in a highly sought after location.

- 566 ha* Prime cropping country
- High 750mm rainfall
- 2 registered gravel quarries - 5 licences - 125,000 tonne per annum potential
- 4 Dams
- 7 bores (1 operational)
- 2 Bedroom, plus office, cottage
- 3 x 100 tonne silos (2 sealed)
- Steel and timber cattle yards