

**2621 Morley Road, Yoogali, NSW 2680**



## **Horticulture For Sale**

Saturday, 6 April 2024

2621 Morley Road, Yoogali, NSW 2680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 6 m2**

**Type: Horticulture**



Gavin Cappello

## Offers Invited

\$1,800,000.00 plus stock. Offered for sale on a WIWO basis, is a turn-key property with all the hard completed. The picturesque, 6.9ha\* site at 2621 Morley Road, Yoogali, is 7km\* east of Griffith and represents a unique, dual-income operation in a well-known farming region. Two ponds spanning 1.5ha are capable of fattening 35,000\* Murray Cod concurrently, as the species rises in popularity, and accompany a 4.75ha\*, 1,300\*-tree Valencia Citrus plantation. Murray Cod is the largest freshwater fish in Australia, capable of reaching 100kg, and the land-based aquaculture model at Yoogali has one of the lowest environmental footprints in the industry. Demand for Murray Cod is rising as awareness of the species grows around the world, and even a smaller-scale farm like this one is a rare avenue into a lucrative industry. Paired with the established Valencia Citrus orchard, it represents a turn-key, low-maintenance farming opportunity with dual incomes in an idyllic location just outside Griffith. The easy-to-maintain, fully automated Murray Cod operation has been developed over the past decade, with walkways to access the nets in each pond, and comes with an existing supply contract. Producing an annual yield of approximately 174 tonnes\*, the citrus orchard was planted in 1993\*. Both operations are underpinned by a reliable water supply that includes 2 Megalitres of High Security, 6 Megalitres of General security and 40 Murrumbidgee Irrigation Delivery Entitlements. The property's four-bedroom, brick family home was constructed in the 1990s, and features a recently renovated kitchen and ensuite, wood fire, reverse cycle heating/cooling, open verandas, BBQ area and manicured garden. Other improvements include a modern machinery shed, 38 combined solar power systems, diesel back up generator, concrete driveway, a two-car garage and an electric security gate.