

**2703 Clifton Road, Gunnedah, NSW 2380**

**Cropping For Sale**

Saturday, 13 April 2024

2703 Clifton Road, Gunnedah, NSW 2380

Area: 473 m2

Type: Cropping



Sam Triggs



Liam Griffiths  
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## Expression of Interest

Inglis Rural Property is pleased to exclusively present 'North Plain', a blue ribbon irrigated farming enterprise ideal for summer and winter cropping rotation (cotton, sorghum, wheat, barley and canola) and/or fodder factory with secure Mooki groundwater and Namoi River access. AREA Total: 473.52\* hectares (1,170\* Acres) 8 titles: Freehold LGA: Gunnedah Shire Council DUAL WATER SOURCES - NAMOI RIVER CHANNEL ACCESS AND GROUNDWATER- 383ML Upper Namoi Zone 3, Mooki Valley Ground Water- 100ML Lower Namoi Regulated River Water- Namoi River access via Longpoint Irrigation Group (LIG) Supply Channel.- 731\*ML 'on-farm' Storage Dam - Allows for capture of floodplain harvesting events and capitalising on favourable water licence carry-over conditions. STRATEGIC LOCATION Positioned on the venerated Breeza Plains, 25\*km south-east of Gunnedah, 34\*km to Breeza, 63\*km to Tamworth and 6.5\*km to Carroll Cotton Gin. Dual Road frontage including bitumen Normans Road and Clifton Road. COMMERCIAL SCALE A high percentage of arable land including 75\*% developed for spray or flood irrigation. Soils are largely heavy, clay rich vertosols typical of the Breeza Plains exhibiting high water holding capacity and fertility. The property is commercially managed to a high standard and is ideally suited to summer and winter cropping activities.- 140\* ha lateral spray irrigation (T-L irrigation unit)- 214\* ha flood irrigation - 14.5\* ha dryland- 36\* ha grazing FIRST CLASS IRRIGATION DEVELOPMENTS Significant planning, earthworks and investment have ensured that water capture and usage is optimised with the capacity for both flood and lateral spray irrigation systems. Water is delivered efficiently across the property via channels and a reticulation system including 3 lift pumps along with an equipped irrigation bore (8.4\*ML/Day) and a (T-L) lateral irrigation unit. RELIABLE RAINFALL 620\*mm to 650\*mm (BOM) IMPROVEMENTS Sound accommodation and working infrastructure including a 3 bedroom weatherboard residence, carport, machinery shed, hay shed, cattle yards and 1 x 30\*t silo along with S&D bore and tank. North Plains is offered for sale via Expressions of Interest closing Wednesday 29th May 2024. Contact the Marketing Agents for an Information Memorandum or to arrange an inspection. Sam Triggs: +61 410 681 891 Liam Griffiths: +61 427 474 900\*Approximately