

282 Masmans Road & 255 Battery Hill Road, Gunnedah, NSW 2380



Sold Cropping

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 714 m²

Type: Cropping

Contact agent

“Kensal Green” and “Bruan Park”, Gunnedah Just 15 kilometres from Gunnedah and less than one hour from Tamworth lies 'Kensal Green' and “Bruan Park'. The aggregation of these two cropping and irrigation properties represents the pinnacle of sustainable broadscale irrigation farming in Australia in the tightly held Breeza Plains region. With its exceptional soil and climate, this is a rare sale that feature industry leading water use efficiency and low energy consumption, aquifer and surface water entitlements, water storage, flood and sprinkler irrigation – all just 10 minutes from Gunnedah and under an hour to the thriving regional centre of Tamworth. Presented to the market by Southwell Property, the exceptional properties offer a unique opportunity to not only farm in Australia's food bowl, but bolster your green credentials and position your produce in the premium, low-carbon niche market hotly sought by leading name brand suppliers. Kensal Green and Bruan Park have the capacity to both flood and sprinkler irrigate the same field allowing water application choice. They feature cutting-edge solar power generation powering the 2 x 75kW submersible bore pumps. 'Kensal Green' and 'Bruan Park,' Gunnedah • 713.4 ha (1,762.81 ac)* Freehold on 2 titles • 622.4 ha (1,573.87 ac)* arable area • 443.2 ha (1,095.14 ac)* developed irrigation • 1,004 Unit shares Upper Namoi Aquifer Water Access Licence • 493 Unit shares Mooki River Unregulated Water Access Licence • 3,283.25 ML Flood Plain Harvesting Entitlement (subject to plan finalization) • High yielding solar powered irrigation bores • 2 x 100kw Solar tracking array to power bores • 550ML* water storage and recirculation system • Flood or sprinkler irrigation choice on most fields • First class climatic location and soil type • Four bedroom, two bathroom brick veneer modern design homestead • 268.6 ha* irrigated cotton ready to plant with full water budget The four bedroom, two bathroom brick veneer homestead is connected to electric power from the grid, along with the farm headquarters. In addition, these structures are powered by an 18 kW solar array and energy storage system to provide blackout protection for the home circuits. The beautiful family home, with its sun room, kitchen and living room, is set in the heart of peaceful, landscaped gardens and also includes a covered carport entry and additional Colorbond double garage. The Breeza Plains boasts the country's most diverse farming area and produces many and varied crops throughout the year. Nearby Gunnedah is an important service centre in this agriculturally rich area and has five primary schools and four secondary schools, as well as a smaller, high-quality school for children with special needs. It is located 429 km north-west of Sydney via the Pacific Motorway, New England and Kamilaroi Highways. Both Gunnedah and Tamworth offer every modern convenience, without the high-rises, from sporting facilities and hospitals and top schools, to buzzing cafes and boutique stores. It's also home to the Australian Equine and Livestock Events Centre, a state of the art facility that features an indoor area with a seating capability of just under 3500. Tamworth currently has daily flights to Sydney and Melbourne, and plans are in place for direct flights to Melbourne. Kensal Green and Bruan park will be auctioned Tuesday, October 10 at 10am via Realtair. Auctioneer Ben Mitchell will conduct the sale. Inspections will be conducted by appointment each Tuesday at 10am prior to sale. Call Rob Southwell on 0419 269 328 to see this first class offering.