

324 Bidgeribbin Road, The Lagoon, NSW, 2795

B&L BOWYER
& LIVERMORE

Sold Rural

Friday, 12 May 2023

324 Bidgeribbin Road, The Lagoon, NSW, 2795

Type: Rural



James Walton
0263361585



Greg Ryan

Bidgeribbin Irrigation - 56.82HA* or 140.34Ac*

Prime irrigation and undulating grazing country

Are you looking for a rural property with real commercial potential? Something that can provide immediate returns as well as representing a land bank opportunity? Look no further than this incredible Central Tablelands opportunity. "Springfield" offers prime irrigation and undulating grazing country, with deep alluvial river flats ideal for vegetable, lucerne or other cereal production, plus gentle timbered grazing country. The property would also be an ideal livestock finishing block or feed factory for an existing farm operation.

The property includes two centre pivot irrigators, sub mains, additional irrigation lines and a diesel water pump on the Campbells River. In addition this property is being sold with a 192 mega litre water license making this opportunity an incredibly rare find! Other improvements include a large hay shed, machinery shed, basic farm storage shed and single stand wool shed. The block is fully fenced into two grazing paddocks and two irrigated cropping paddocks.

Currently the river flats are sown down with a contracted crop of corn due for harvest in mid to late March, along with a paddock of lucerne. The property has good access via a quiet country road just 15km* to Bathurst CBD making it easy to get to town and 188km* to Sydney produce markets. The block also offers stunning rural views of the surrounding district. Backbone power ensures your farm will have energy supply if required. This property is scheduled to be sold via auction on 5th May 2023 unless sold prior.

Don't miss out on this amazing opportunity, contact the Bowyer & Livermore team today on 02 6336 1585.

Auction details:

Venue: Rydges Mount Panorama

Date: 5th May 2023

Time: 10:30am

* Approximately

Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contract for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.