

570 Dulla Dulla Road, Narromine, NSW 2821



Cropping For Sale

Thursday, 13 June 2024

570 Dulla Dulla Road, Narromine, NSW 2821

Bedrooms: 5

Bathrooms: 2

Area: 1148 m2

Type: Cropping



Ian Robertson
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Mark Mudford
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Expression of Interest

LAWD is pleased to present for sale two contiguous properties known as East Cooltah (461.5ha*) & Karnang (686.5ha*), a highly productive irrigated and dryland cropping opportunity comprising 1,148 hectares*, located in the highly regarded Macquarie Valley region of New South Wales. Currently utilised for the production of high value crops including cotton, winter cereals and canola. First class irrigation development includes 250ha* pivot spray irrigation and 220ha* lasered flood irrigation supported by 800ML* on farm storage. The integrated system allows water to be pumped from bores, river and on farm storage. Providing production certainty. Surface water and groundwater entitlements include 350ML* Macquarie and Cudgegong Regulated River Water and 998ML* Upper Macquarie Alluvial Groundwater. Independent bore sites and river pump sites exist for East Cooltah and Karnang. The properties are currently linked via the storage reservoir. Productive soil types consisting of red brown earths and chernozems are suitable for a wide range of row crops, and dryland winter cereals and Canola. Recent soil tests indicate Colwell P levels of up to 190 under pivots. Currently 680ha* is sown to dryland winter wheat and 105ha* is prepared for 2024/2025 cotton. Excellent structural improvements and operational infrastructure including significant machinery shedding, pumping infrastructure, workshops and office. The fully renovated accommodation features five* bedrooms, two* bathrooms, modern open plan kitchen and living area, reverse cycle air conditioning, and a detached double garage (128sqm*) Close to commodity processing, including cotton gins at Gin Gin and Trangie, and commodity receival centres at Narromine and Dubbo. The properties are close to the major regional service centre, Dubbo (25km*). For Sale by a two-stage Expression of Interest with Stage one closing at 12pm (AEST) on Tuesday 16 July 2024. Offers must consist of separate non-binding cash offers for either or both of East Cooltah and Karnang. Inspections are strictly by appointment only. For further information on this exciting opportunity please contact the agents listed below.