

**753 Pine Hill Road, Wattamondara, NSW 2794**



**Mixed Farming For Sale**

Wednesday, 12 June 2024

753 Pine Hill Road, Wattamondara, NSW 2794

Area: 2219 m2

Type: Mixed Farming



James Beer  
0293333333



John Harrison  
0404335267

## For Sale by Expression of Interest

CBRE Agribusiness is pleased to present for sale Springview, a rare opportunity to secure a versatile and highly productive mixed-farming enterprise via an attractive sale and leaseback. Key investment highlights include:

- 2,219\* hectare landholding utilised for cropping and livestock pursuits, comprising 1,419\* hectares of dryland cropping land with the balance comprising grazing and support land.
- Highly fertile soil types, improved pastures, excellent quality fencing and all-weather laneways.
- A reticulated stock water system supplied via three bores and one well, along with frontage to the Crowther Creek and several surface water dams.
- Undulating to flat topography and reliable annual rainfall of approximately 595 millimetres per annum (Bureau of Meteorology – Koorawatha Weather Station).
- A newly constructed five-bedroom homestead comprising three bathrooms, modern kitchen, open plan living / dining area, lounge room, mudroom, laundry and a detached two vehicle garage, along with a self-contained one-bedroom unit.
- Excellent fit-for-purpose infrastructure, including two hay sheds (total capacity of 9,000\* square bales), three machinery sheds, five-stand shearing shed with attached workshop, undercover cattle yards and 2,500\* tonnes of grain storage.
- 15\* lineal kilometres south of Cowra, 44\* lineal kilometres north of Young and 142\* lineal kilometres from Sydney.

Springview is being offered for sale via a sale and leaseback to the current owners, by Expression of Interest (EOI) closing Thursday 18 July 2024 at 4pm (AEST). For further information, please contact the below agents: James Beer 0416 859 565 John Harrison 0404 335 267 Thomas Quinn 0429 822 228 Nick Connor 0400 830 818\* Approximately