

Address available on request, Back Creek, NSW 2671

Cropping For Sale

Wednesday, 29 November 2023

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Area: 8432 m2

Type: Cropping



Ian Robertson
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Danny Thomas
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EOI

LAWD is pleased to present for sale Timberscombe (the Property), an institutional scale, dryland cropping opportunity located in the highly productive South West Slopes region of New South Wales. KEY INVESTMENT HIGHLIGHTS INCLUDE:

- Comprising approximately 8,432* hectares in total, of which approximately 7,794* hectares (92%*) is arable, the Property is one of the largest contiguous cropping holdings in southern New South Wales, offering a high-quality turn-key operation.
- Currently utilised as a large-scale dryland cropping operation, ideally suited to a range of broadacre agricultural pursuits including high yielding crops (wheat, barley, canola and chickpeas).
- Predominantly open and level land types offering economies of scale and operating efficiencies.
- A Property Vegetation Plan (PVP) allows for further in field tree clearing to further maximise cropping efficiencies.
- Benefitted by productive soil types, majority of which are black self-mulching clays and brown clays which feature high moisture retention capabilities, coupled with an excellent climate and reliable rainfall (average annual rainfall of 464* millimetres), ideally suited to a low-input cropping operation.
- An internal roadway system provides efficient access for the movement of machinery and heavy transport, along with Newell Highway frontage.
- Structural improvements and operational infrastructure include extensive grain storage (8,498* tonnes), an 80-tonne weighbridge, machinery sheds, workshop, chemical storage shed and fill points, 1,400* metre earthen airstrip, manager's residence and two additional dwellings, utilised for contractor accommodation.
- Situated in the well-regarded South West Slopes region of New South Wales, one of Australia's premium cropping regions, between West Wyalong (27* linear kilometres) and Forbes (70* linear kilometres), north of Wagga Wagga (140* linear kilometres) and west of Sydney (340* linear kilometres).

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) WEDNESDAY 17 JANUARY 2024*approximately