

Address available on request, Corinella, NSW 2871



Sold Mixed Farming

Friday, 1 September 2023

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Area: 14074 m²

Type: Mixed Farming



Danny Thomas

0439349977

Contact agent

LAWD is pleased to present for sale the Sunshine Farms Aggregation (the Aggregation), a highly productive irrigated and dryland cropping and grazing opportunity comprising 14,074ha* and 14,766ML* of combined water entitlements, located south west of Forbes in the highly regarded Lachlan Valley region of New South Wales. KEY INVESTMENT HIGHLIGHTS INCLUDE: • Comprising 14,074ha* in total across five non-contiguous landholdings known as Bergen Park (2,835ha*), Warili (1,111ha*), Glencoe (3,666ha*), Sunshine (4,820ha*) and Round Cowal (1,643ha*), located within a 25km* radius. • Utilised for the production of high value crops including cotton, winter cereals (wheat and barley), pulse crops (faba beans), oilseeds (canola), fodder, beef cattle, wool, prime lamb production and finishing. • Highly developed to include laser levelled flood irrigation (2,071ha*), lateral spray irrigation (60ha*), potential flood irrigation (919ha*), dryland cropping (6,028ha*), lake cultivation (1,692ha*), grazing and support (2,289ha*), timbered grazing (828ha*), Jojoba plantation (20ha*), saltbush grazing (160ha*) and water storage (7ha*). • Benefitted by significant water entitlements including 11,556ML* of General Security Water delivered via the Jemalong Irrigation Scheme, 2,050ML* of Lachlan River General Security Water and 1,160ML* of Upper Lachlan Alluvial groundwater, further supported by 300ML* of on-farm water storage. • Excellent structural improvements and operational infrastructure includes machinery shedding, hay shedding, grain storage (2,320t* combined), seed storage (360t*), fertiliser storage (45t*), a 1,250* head lamb feedlot, shearing shed and yards (three), cattle yards (five), main residences (five), an office and staff accommodation. • High quality soil types include sandy clay loams and clay loams, suitable for irrigation, as well as dryland cropping and grazing pursuits. • Close to commodity processing facilities including cotton gins at Carrathool, Hillston and Trangie, grain receival sites at Forbes, West Wyalong and Parkes, livestock markets at Forbes and Wagga Wagga, as well as abattoirs at Cootamundra, Young, Wagga Wagga and Cowra. • Located in proximity to major towns and regional centres including Forbes (31* linear km), Condobolin (34* linear km), West Wyalong (45* linear km), Wagga Wagga (173* linear km), Sydney (328* linear km) and Melbourne (523* linear km). FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) THURSDAY 5 OCTOBER 2023*approximately