

Address available on request, Whitton, NSW 2705



Sold Cropping

Wednesday, 12 June 2024

Address available on request, Whitton, NSW 2705

Area: 2807 m2

Type: Cropping



Danny Thomas
0439349977



Erica Semmens
0419714039

Contact agent

LAWD is pleased to present for sale the Commins Portfolio, an institutional grade irrigated cropping opportunity underpinned by 14,112ML* of combined surface water & groundwater entitlements, located on the northern side of the Murrumbidgee River, approximately 8km* west & 17km* east of Darlington Point, in the renowned Riverina region of southern New South Wales. KEY INVESTMENT HIGHLIGHTS INCLUDE: • Comprising 2,807ha* in total across four non-contiguous hubs, known as Karwar (1,097ha*), Whitton Hub (1,253ha*), The Weir (183ha*) & Nardoo (274ha*), located within an 18km* radius. • Currently utilised for the production of high value crops including cotton, maize (corn), winter cereals (wheat & barley) & seed canola in rotation. • First class irrigation development includes 2,244ha* (80%*) of laser levelled bankless channel irrigation, supported by 1,860ML* of combined on-farm water storage. • Secure access to both surface water & groundwater entitlements, including 1,975ML* of High Security Murrumbidgee Regulated River Water, 6,635ML* of General Security Murrumbidgee Regulated River Water, 1,605ML* of Zone 1 Lower Murrumbidgee Deep Groundwater, 214ML* of Zone 2 Lower Murrumbidgee Groundwater, 2,293ML* of Zone 3 Lower Murrumbidgee Groundwater, 300ML* of Lower Murrumbidgee Shallow Groundwater & 1,090ML* of Supplementary Murrumbidgee Regulated River Water. • Productive soil types suitable for a wide range of row crops or permanent plantings. • Excellent structural improvements & operational infrastructure includes significant machinery shedding, hay shedding, a silo complex & grain storage (>4,200t*), weighbridge (80t*), fuel storage, as well as offices & numerous residences for staff. • Strategically located in the renowned Riverina region of southern New South Wales, one of the most productive & agriculturally diverse regions of Australia, 3km* south of Whitton, 17km* east of Darlington Point, 20km* west of Leeton, 30km* south-east of Griffith, 122km* east of Hay & 372km* north of the Melbourne CBD. • Close to commodity processing facilities, including cotton gins at Whitton (Southern Cotton), Hay (Auscott) & Hillston (Namoi Cotton), rice processing at Leeton (SunRice), almond hulling & processing facilities at Griffith (Almond Co), Swan Hill (Select Harvests) & Mildura (Olam), a walnut processing facility in Leeton (Stahmann Webster) & feedlots located at Tabbita (Prime City), Yanco (Riverina Beef) & Maude (Ravensworth & Hell's Gate). • A comprehensive suite of machinery, plant & equipment will be made available to qualified parties upon request. FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEDT) THURSDAY 14 MARCH 2024 *approximately