

Address available on request, North Star, NSW 2408



Cropping For Sale

Monday, 8 July 2024

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Area: 23595 m2

Type: Cropping



Danny Thomas
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Elizabeth Doyle
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EOI

LAWD is pleased to invite offers for the One Tree Portfolio (the Portfolio), an unparalleled institutional cropping opportunity located across three distinct locations in the North Star, Goondiwindi and Jandowae regions of northern New South Wales and southern Queensland. KEY INVESTMENT HIGHLIGHTS INCLUDE:

- A highly efficient and productive cropping opportunity, suited to a range of broad hectare agricultural enterprises
- Comprising a total land area of 23,595* hectares with 21,791* hectares (92* percent) arable (majority utilised for dryland cropping purposes)
- An amalgamation of 21* properties across three aggregations known as:
 - North Star Aggregation: 5,694* hectares with 5,296* hectares (93* percent) arable;
 - Umbercollie Aggregation: 7,934* hectares with 6,975* hectares (88* percent) arable; and
 - Jandowae Aggregation: 9,966* hectares with 9,520* hectares (96* percent) arable including 585* hectares developed to flood irrigation
- Ideal level of land class development currently producing high yielding crops including wheat, barley, chickpeas and mungbeans throughout the winter months and cotton and sorghum during the summer months
- Geographically dispersed, the Portfolio is benefitted by highly fertile soil types (predominately selfmulching black brigalow soils) and excellent climatic characteristics
- Outstanding structural improvements including numerous dwellings, high quality operational infrastructure and substantial grain storages (in excess of 48,500* tonnes combined) across the Portfolio, further enhancing on-farm efficiencies
- For sale in-one-line or as any combination of individual properties / aggregations.

FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST) WEDNESDAY 14 AUGUST 2024