

Windowrie Road, Billimari, NSW 2804

Cropping For Sale

Sunday, 23 June 2024

Windowrie Road, Billimari, NSW 2804

Area: 59 m2

Type: Cropping



Josh Keefe
0263411181



Michael Kennedy
0497288726

AUCTION - (Guide \$1.4 - 1.54m)

Located 15mins* Canowindra, 30mins* Cowra, 1hr* Forbes/Orange, 4hrs* Sydney
COMPLEMENT YOUR EXISTING HOLDING WITH PRIME IRRIGATION! An excellent opportunity for existing land holders to add irrigation security to their holding, with this prime, all arable parcel of land, with a high flow irrigation bore delivering to a centre pivot irrigator – that can be remotely app monitored!
KEY FEATURES • 59.01ha (145.8acres*) • Building entitlement • Power located at the front boundary, elevated portion of land with great views • Highly productive brown loam soils, used for vegetables, lucerne hay, cereal hay/grains, canola, sweet corn and much more! • Modern (2020), high flow, submersible bore estimated to be capable of 10ML / day. Current bore irrigation pump operates at 6ML/day delivery via a centre pivot irrigator • Iveco diesel generator unit operates the bore power and pivot power 'in one' with power delivered under ground to the pivot base site • 145unit (zone 2) alluvial ground water irrigation entitlement included • Centre pivot irrigator included (275m) 5 span, covering 50-60acres + plan for a second pivot expansion • 8" PVC mainline from the irrigation bore to the centre pivot and various hydrant points • Excellent boundary fencing for livestock • Best part, all arable prime land • 2024 crops included (25ha Yarran Oats) & (22ha Radar Wheat) • 2km road frontage from Windowrie Road and Macarther Onslow Road • Cowra council Lot 2 DP 1119425* approx. Auction guide \$1,400,000 to \$1,540,000
Venue : Canowindra Services Club
Date/time: 10am, Friday 2nd August 2024
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