

**Crossdale, Walgett, NSW 2832**

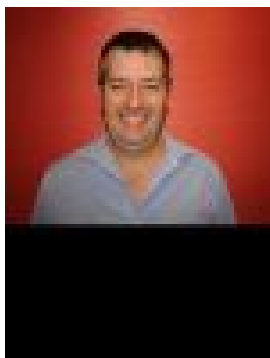


**Sold Other**

Thursday, 7 December 2023

Crossdale, Walgett, NSW 2832

Type: Other



Paul Kelly

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## Contact agent

AREA: 845 hectares (2,088 acres) LOCATION: Crossdale, Walgett NSW 2832 > 5km south east of Walgett > 44km north west of Come By Chance > 189km west of Narrabri > 219km south west of Moree RAINFALL: Approximately 450mm per annum (18 inches). Approximately 398.8mm this year to date (16 inches). COUNTRY: The country is predominantly level chocolate friable self mulching soils. The soils are fertile, friable, easily farmed and well suited to irrigation. The whole of the area has been cleared and two thirds of the area is incorporated into the existing irrigation system. Irrigation water is supplied through the regulated Namoi System out of Keepit Dam. The property has significant licencing, has access to considerable amounts of overland flow and extensive pumping capacity. It is a medium scale irrigation property incorporating stronger uniform soil types. There is one water storage that has a capacity of 2500ML & an area of 50.7ha. ARABLE COUNTRY: 519 hectares Irrigation 326 Service Land/Cultivation 2020 Wheat Crop in fields 1 & 5 + dryland country. 2020/2021 Cotton Crop in fields 2 and 4 - Bollgard 3 (745) roundup ready and field 6 is pulled up and ready to plant. LICENCES: 972ML General Security River Licence 2,306.7ML Supplementary Licence IMPROVEMENTS: Residential Cottage - 2 bed, 2 bath, 144m<sup>2</sup> Bulk Grain Shed - 216m<sup>2</sup>, 108ms skillion and 1,000T capacity Machinery Shed - 45m x 27m Silos - 2 steel silos CONTACT: Paul Kelly - 0428 281 428 Selling in conjunction with Kelly's Property Sales. All care has been taken in compiling this information sheet but it is prepared on instructions and details supplied by the vendor, for whom we act as agents only, and we cannot accept any responsibility for errors or omission (if any). Intending purchasers should satisfy themselves as to the correctness of these particulars.