

Fairholme Aggregation Lachlan Valley Way, Condobolin, NSW 2877

Sold Mixed Farming

Friday, 8 September 2023



Fairholme Aggregation Lachlan Valley Way, Condobolin, NSW 2877

Bedrooms: 6

Bathrooms: 3

Area: 3786 m2

Type: Mixed Farming



Ian Robertson
0429939949



Danny Thomas
0439349977

Contact agent

LAWD is pleased to present Fairholme Aggregation, A first-class irrigation development, dryland cropping and grass-fed grazing operation located in the renowned Lachlan Valley region of New South Wales. Key investment highlights include: Comprising a total of 3,786* hectares across two landholdings known as Fairholme (2,358ha*) and The Island (1,428ha*). Currently utilised for the production of cotton, oilseeds, winter cereals, fodder and a grass-fed cattle fattening program. Development includes centre pivot and linear move spray irrigation (830ha*), flood/border check irrigation (387ha*), dryland arable cropping (2,279ha* including 844ha* as identified for irrigation potential). 3,426ML* of Upper Lachlan Alluvial Groundwater, 1,172ML* of Lachlan River General Security Water, 184ML* of Lachlan River General Security Water delivered via the Jemalong Irrigation Scheme & 700ML* of on-farm water storage. Quality residential accommodation provided for both management & workers. Significant power savings with a total solar capacity of 116kW*. Livestock production supported by an integrated stock water system, four-stand woolshed and under cover cattle yards. Grain silo storage (1,900t*), fertiliser storage, machinery sheds & workshop support a productive dryland cropping and irrigation program. Located close to major commodity storage and processing facilities, including cotton gins at Carrathool, Hillston and Trangie, livestock markets at Forbes and Wagga Wagga, export abattoirs at Young, Cootamundra and Wagga Wagga and grain receival sites at Forbes, Condobolin and West Wyalong. Strategically located in proximity to major regional centres including Orange (160km*), Dubbo (180km*) and Wagga Wagga (280km*), providing access to all major banking, rural services, health facilities and education (public, private & tertiary). Available as a whole or separate assets. FOR SALE BY EXPRESSION OF INTEREST CLOSING AT 12PM (AEST) TUESDAY 23 MAY 2023