

**Lachlan Valley Way, Gooloogong, NSW 2805**



**Sold Cropping**

Friday, 3 November 2023

Lachlan Valley Way, Gooloogong, NSW 2805

Area: 101 m2

Type: Cropping



Josh Keefe

0263411181

**\$1,380,500**

Located 3mins\* East of Gooloogong, 25mins\* Cowra, 50mins\* Forbes.Key Features • 101.57ha (251acres\*)• River frontage to the Lachlan River• Three phase power equipped with transformer at an irrigation pump site• Majority of land sown to permanent mixed pasture (Fescue, clovers, Phalaris, cocksfoot, prairie grass, chicory and lucerne)• Highly suited for vegetables, lucerne, cereals, canola, and a large variety of hay/grain crops• 99% arable, deep alluvial river loam soils• Tenure some 83years 'since the 40's'• 9 Paddocks & 2 x laneways• Owners are selling the main portion of their farm and will adjust current fencing lines to suit titles• Excellent opportunity to develop the land into a high production irrigation property from the Lachlan River. Existing older mains are still in place, from past irrigation development.TITLES2 titlesLot 8 & 10 DP752940\*approx.Online auction, 4pm Friday 15th December 2023 INSPECT BY APPOINTMENT LISTING AGENTSJosh Keefe 0436 926 866 josh.keefe@agriruralnsw.comTess Chester 0488 640 283 tess.chester@agriruralnsw.comAGRIRURALNSW.COM – LEADERS IN RURAL PROPERTY SERVICESDisclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. Interested parties should rely on their own legal advice and the accuracy of the contract.