

"Morotai" Leetham Road, Deniliquin, NSW 2710



Sold Other

Friday, 8 September 2023

"Morotai" Leetham Road, Deniliquin, NSW 2710

Area: 276 m2

Type: Other



Jake Freshwater
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Contact agent

Keep It Simple & Be Rewarded With Faultless Farming & Grazing 276.8Ha | 684Ac Deniliquin/Riverina "Morotai" has been proudly owned and operated for the past 8 years and has now reluctantly been placed on the market by Nigel & Marg Wettenhall. Morotai is a perfect mixed farming operation located within 16km south of Deniliquin, just off Leethams Road. The highly fertile 276.8 hectares of soft red loam soils present an abundant body of feed, making the property ideally situated to take advantage of lucrative livestock buying opportunities. Additionally, it is equally suited to producing high-yielding crops and dryland lucerne. The property boasts a 3-stand Woolshed with electric overheads, solid steel and timber yards with a new draft system. It also features a recently installed electric submersible stock bore, which has been piped to a trough system throughout the entire property. "Morotai" enjoys attractive sheltering from large scattered timbers. Furthermore, the property's gentle undulation provides excellent natural drainage and a substantial presence of native clovers and rye grass. "Morotai" has benefited from sustainable farming practices, ensuring a consistent history of producing highly valued livestock and high-yielding crops. It represents a low-maintenance, high-output property that is perfectly positioned to the south of Deniliquin.

- Electric woolshed & yards
- Electric bore delivering water over entire property via trough system
- Fertile undulating red loams, well sheltered 400mm rainfall country
- Perfectly positioned 10 minutes South of Deniliquin & 30 minutes North of Echuca