

'Part Grassmere' Younga Plains Road, West Wyalong, **RayWhite**

NSW 2671

Sold Cropping

Monday, 14 August 2023

'Part Grassmere' Younga Plains Road, West Wyalong, NSW 2671

Area: 583 m²

Type: Cropping

\$2,500,000

Agents Comments: 'Part Grassmere' is a favourable parcel of land located in the tightly held region north of West Wyalong. The property consists of deep red loam soils to alluvial grey clay soils a greatly desired soil type amongst cropping enterprises. 527 ha* of Rockstar wheat is included in the sale. Grab this rare opportunity to generate instant cashflow within first few months of ownership. Investors take note as there is a golden opportunity to purchase 'Part Grassmere' with the crop and lease the property out in 2024 ! The property has been operated as a continuous cropping enterprise consisting of a wheat, canola rotation. Take advantage of the great moisture profile for the 2023 cropping season. Location: Located 17Km north of West Wyalong. Rainfall: approx. 450* mm per annum Arable: Approx 90% Topography: Flat to slight undulating Soil: Deep red loam soil to alluvial grey clay soil. Timber: Predominately timbered by Pine, Box, Kurrajong and Belah trees. Fencing: Fenced into one paddock. Water: Watered by 8 main dams. Infrastructure: One flat bottom silo. Grain Terminals: Located 10km* east of Calleen Graincorp silos and 17km* from West Wyalong AWB site. Access: Dual frontage to Younga plains road & Sullivans lane. Auction terms: 5% deposit on the fall of the hammer. 60 day settlement. Auction to be held at the West Wyalong Services & Citizens Club 11 a.m. 3rd of August 2023 Contact: Oscar Freeman 0455 413 227 * approximate only