

**146 Pulletop Road, Pulletop, NSW, 2650**



**Rural For Sale**

Sunday, 8 September 2024

146 Pulletop Road, Pulletop, NSW, 2650

Type: Rural



Nick Myer

## **Riverina Production Powerhouse with Carbon opportunities**

Elders Wagga, in conjunction with RLA, are pleased to bring to the market "Matta Mia".

Equally distanced between Wagga and Holbrook

Has been extensively improved over the past 10 years

164 ha of prime farming country currently sown to Oats

A further 799 ha of improved pastures with strong input history

Country varying from productive flats through open valleys to grazing hills

3.5 km\* double frontage to Burkes Creek and 2.5km of Graveyard Creek frontage, both permanent

27 28 inch annual rainfall

Excellent stock handling facilities with two equipped shearing sheds and yards, cattle yards and shedding

4 Bedroom managers residence plus workers cottage

Registered Carbon Project

"Matta Mia" will be sold via a 2-stage Expressions of Interest process, with the first stage closing on Friday 18th October 2024 at 4pm.

To obtain a copy of the Investment Memorandum, or to arrange an inspection, please contact Elders agents: Angus Macleod 0414 670 286 or Henry Mackinnon 0408 408 299, Nick Myer 0427 610 278 or RLA agents James Tierney 0488 317 059 or Tim Drum 0488 317 058.