

**243 Mackellar Road, Cudgel, NSW, 2700**



**Rural For Sale**

Sunday, 8 September 2024

243 Mackellar Road, Cudgel, NSW, 2700

Type: Rural

## Horticulture & Mixed Farming Opportunity

LAWD is pleased to present Cudgel View (the Property), an irrigation and mixed farming opportunity comprising a total land area of 331\* hectares (817.9\* acres), of which 152\* hectares have been developed for irrigation. This unique asset is located in a renowned intensive horticultural region, 15\* kilometres southeast of Leeton and 17\* kilometres from Narrandera.

The irrigation component comprises a total area of 152\* hectares (46%\*) with 130\* hectares planted to almonds, 22\* hectares being vacant plantable (irrigated redundant walnut grove) land and a further 130\* hectares (39%\*) considered arable with the balance (49\* hectares / 15%\*) comprising grazing support.

### Key Investment Highlights

- Established Almond Orchard comprising 37,000\* trees, spanning a total area of 130\* hectares, planted in 2018 and 2019. All almond trees originated from Growtek Nursery, with varieties being Monterey, Nonpareil, and Carmel.
- A further 22\* hectares has been developed for irrigation and comprises a redundant walnut grove.
- Scope for further irrigation development 130\* hectares of the total area is considered arable with a large percentage of this area is estimated to comprise of red/sandy loams and deep sandy soils well suited for permanent plantings.
- Irrigation water Situated on the Main Canal of the Murrumbidgee Irrigation Area (MIA) with the Property benefitting from 800\* delivery entitlements. An irrigation bore has been approved providing the potential for further water security. (Lower Murrumbidgee Zone 3 aquifer)
- Irrigation Infrastructure The existing irrigation area has been developed with an automated drip irrigation and fertigation system, complete with full recycle system. Irrigation water enters the Property direct from the main canal via a channel gate, flowing directly into the main storage dams before being pumped through the pressure system (one lift system).
- Strategic location Close to commodity processing facilities, including almond hulling and processing facilities near Griffith (70\* kilometres).
- Title Particulars Lot 311 Deposited Plan 751694 & Lot 7 Deposited Plan 882582
- Leeton Local Environmental Plan 2014, Minimum Lot Size 150\* hectares for dwelling approval
- Structural Improvements Fertigation and filtration pump shed (power connected) and an additional storage shed

Cudgel View is for genuine sale asking \$2,000,000 providing a compelling development opportunity. For full details or to arrange an inspection please contact the exclusive selling agents Col Medway or Tim Corcoran

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