



535 Aratula South Road, DENILIQUN, NSW 2710

'CARINGA' DENILIQUN - EXCEPTIONAL CROPPING, BREEDING & FATTENING COUNTRY -
548ha/1354ac

548.00 hectares, 1,354.11 acres

'Caringa' Deniliquin (548ha/1354ac) presents prospective purchasers with an outstanding opportunity to acquire a quality mixed farming property consisting of soft fertile soils, exceptional building & working improvements and superb irrigation development. The property has been fenced into 22 main paddocks with a high standard of fencing and secure stock water facilities throughout. Other property features include:

- *Well appointed four bedroom, 2 bathroom home set in spacious lawns and garden.
- *Machinery shedding, secure workshop, 4x60 tonne Sherwell grain silos.
- *2 stand shearing shed with adjoining steel yards, large steel cattle yards.
- *195ha-482ac developed irrigation with full recycle system and equipped storage.
- *Excellent water supply from MIL with two delivery points, S & D pipeline, 5 MIL Water Entitlements & 1025 MIL Delivery Entitlements. An opportunity to acquire a further 1020 MIL Water Entitlements would be available to the purchaser by negotiation.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 19559394

SALE DETAILS

\$2,200,000

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Matt Horne
0409 355 733

*A healthy scattering of native timbers including Murray Pine & Box timbers, warm breeding and fattening country with an excellent fertiliser history.

*Secure stock waters consisting of tank and trough combinations and earth dams.

*Quality fencing, lane way systems, good internal roadways and livestock shelter.

*Situated just 12km south east of Deniliquin via sealed roads and frontage to the majestic Tuppal Creek.

'Caringa' is undoubtedly one of the best presented properties in the Deniliquin and surrounding districts. For further details or to arrange a property inspection, please don't hesitate to contact Matt Horne of Elders Deniliquin on 0409 355 733 / 0358 905 100.

- Land Area 548 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







