



## LORRAINE PARK, COROBIMILLA NSW 2700

Not Many Better

**1,443.14 hectares, 3,566.00 acres**

After some 45 years of ownership the vendors have decided to retire. This is a rare opportunity to acquire a quality property, in such a tightly held location. The Lorraine Park aggregation and is made up of four adjoining farms in arguably some of the best farming country in the Corobimilla/Morundah district.

The aggregation has excellent locality in being just off the North/South Newell Highway & only 20 minutes South of Narrandera Township which offers very good services including schools, sports, shopping, grain handling and receival centres as well as livestock facilities. Neighboring cities and towns include Wagga 130km, Griffith 110km and Leeton 65km.

Improvements both working and houses are all in very good presentation. There are two homes, approx 1200 tonne of Grain Storage, machinery sheds, workshop, hay sheds, 2 x wool shed, sheep & cattle yards.

As an added security the property is part of the Greenvale Water Group allowing

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:** For Sale

**INTERNET ID:** 21174211

**SALE DETAILS**

Private Sale

**\$6,418,800.00**

**CONTACT DETAILS**

**Elders Griffith Rural**

11b Banna Avenue  
Griffith, NSW  
02 6969 2929

**John Dalton**

0407 549 703

excellent & continued supply of stock and domestic water to all properties.

Lorraine Park Aggregation is being offered for Private Sale with Settlement 30th January 2020. The aggregation can be purchased as a whole or as separate properties but all are contingent on the sale of each other.

Enquiries & Inspections are highly recommended for this versatile & productive property.

Contact John Dalton 0407 549 703 for all information & documentation.

- Land Area 3566 acres
- Building Area: 20.00 square metres
- Bedrooms: 4
- Bathrooms: 2

## PROPERTY OVERVIEW

<b>Land Use</b>	Grazing, Cropping, Mixed Farming,
<b>Grazing</b>	Sheep and Cattle
<b>Description of Country</b>	The aggregation ranges from principally flat level terrain to slightly undulating rises. Red loam / clay soils are the main types with small areas of heavier types. Timber species are primarily Pine with a few areas with Grey Box. Timber is light and scattered throughout but there is three smaller "shelter" paddocks used for livestock purposes when required.
<b>Rainfall Average</b>	17 inches
<b>Improvements</b>	Most of the working improvements are centrally located on Lorraine Park and include 21 Kotzur Silo's, 250 tonne Bulk Grain and separate Fertilizer Shed, Auger Shed, , 2 x Hay Shed, (150 round bales each), 2 x Machinery Sheds (lock-up), Elevated Barn, Workshop, 3 Stand Wool Shed and Steel Sheep Yards, Steel Cattle Yards, crutching shed and yards, plus machinery / Hay Shed, Silo's at Quna, workshop and 3 Bay Shed at Glendale. Greenvale Water Scheme has connections to all farms and is distributed via a 1" poly pipe and cement stock troughs throughout the paddocks. Single phase power is located on all the properties but only connected on Lorraine Park and Glendale.
<b>Other Improvements</b>	Machinery Shed, Workshop, Silos, Managers Accommodation, Shearing Shed, Other Housing
<b>Yards</b>	Sheep, Cattle
<b>Fencing</b>	Fencing throughout the property is in very good condition principally consisting of steel posts, ringlock - barb wire.
<b>Number of Paddocks</b>	38

## WATER/IRRIGATION

<b>Water Supplies</b>	Tanks, Dams
<b>Comments</b>	Water security is excellent with a 40 megalitre high security stock and domestic connection to the Greenvale Water Group. Stock Water is in all paddocks via cement troughs with additional domestic connections to the house's and sheds.

## CROPS/PASTURES

<b>Crops</b>	Currently growing wheat, barley, oats and lupins. But are not a part of the property sale.
<b>Average area cropped annually</b>	1800 acres
<b>Pastures</b>	Paddock rotations have been well managed with a 3-5 year run with crops and pastures. Break crops include lupins, vetch, canola and stands of lucerne and clover offer livestock excellent fodder as well as hay production in good years.

## REGIONAL FACILITIES

<b>Nearest Regional Centre</b>	Narrandera
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<b>Distance from Centre</b>	Narrandera 32.00
<b>Nearest Town</b>	Narrandera
<b>Distance from Town</b>	32.00 km
<b>Agriculture</b>	Saleyard, Grain Silo, Truck Depot
<b>Air service</b>	Daily
<b>Mail service</b>	Daily
<b>Schools</b>	Primary, Secondary
<b>Road to property</b>	Sealed last 3 km's Gravel Rd.

## TITLE/POSSESSION

<b>Type</b>	Freehold
<b>Tenanted/leased details</b>	Current Lease finishes December
<b>Possession</b>	Vacant Possession
<b>Shire/District Council</b>	Narrander and Federation Councils
<b>Rates</b>	\$9852.00

## HOMESTEAD

<b>Description</b>	The main home is at Lorraine and is a weatherboard constructed house approx 20 sq's in size and is set amongst spacious lawn and garden surrounds. The home has four bedrooms, two bathrooms, kitchen/dining room, lounge and sunroom with both rainwater and scheme water connected. There is also a lockup new 30'x 50' 3 bay garage plus workshop. The second home is located on Lorraine Park is also a four bedroom weatherboard house approx 20 sq's in size, with 2 bathrooms, lounge, dining room, and front verandah plus lock up garage.
<b>Construction</b>	Weatherboard
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Office</b>	Office available
<b>House Area</b>	20.00 square metres

## LIVESTOCK

<b>Livestock carried</b>	
<b>Additional comments</b>	Normally running around 1000 Dohne and Merino Ewes. A wonderful sheep property that lends itself to a self replacing flock or fat lamb production.

## SALE ITEMS

<b>Plant &amp; equipment</b>	N/A
<b>Livestock</b>	N/A
<b>Crops</b>	N/A







