



1272 Newell Highway, TOCUMWAL, NSW 2714

SOUTHERN RIVERINA DAIRY - LUCERNE - FODDER - CROPPING - BREEDING - FATTENING -
IRRIGATION HOLDING

445.34 hectares, 1,100.44 acres

*Land size: 445.34 hectares/1100.43 acres (approx.), freehold land (4x titles).

*Laser levelled flood irrigation, quality structures and irrigation development, 100ML storage dam equipped with a 3-phase electric lift pump.

*2x30ML & 1x15ML MIL delivery outlets, 1x4" stock & domestic pipeline (metered).

*5 MIL Water Entitlements & 1742 MIL Delivery Entitlements.

*Irrigation spear-point bore with 400ML Entitlement, 2x stock & domestic spear-points.

*Main residence: 40sq (approx.) four bedroom plus office, two-bathroom brick veneer home in addition to 2x 3 bedroom well maintained homes.

*Access to all homes is via the Newell Highway with Finley situated 10km North, Tocumwal 10km South & Melbourne situated 280km to the South.

*Modern 50-unit rotary dairy with electronic draft & dual head feed system, 10,600ltr

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: 21567195

SALE DETAILS

\$2,490,000

CONTACT DETAILS

Elders NSW Regional Office

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

Matt Horne
0409 355 733

milk vat, extensive concreted cow yard, large solar system.

*42-meter 100 head calf barn with DeLaval automatic robot feeder, 100,000Ltr rain water tank.

*400 cow concrete feed pad in addition to a 400-cow dry lot area.

*Earth wall silage bunkers with capacity of 2500 dry tonnes.

*Concrete commodity bunker with a capacity of 42 wet tonnes, shedding capacity of 350 tonnes (approx.) of hay, ample silo grain storage.

*Pressurised trough stock water system throughout.

*Soils consisting predominantly of red loam soils, excellent fertiliser & pasture history, 45 hectares of Lucerne.

*Formed internal laneways, strategically fenced for strip grazing (incl electric).

*Well developed and farmed by the Flemming Family since 1996 and now offered for genuine sale due to relocating vendors. Enquiry and inspections are highly recommended.

*Early agricultural access available to approved purchasers.

- Land Area 445.34 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







