



## Pine Grove Road, BERRIGAN, NSW 2712

'PINE GROVE' PINE GROVE ROAD A HIGHLY PRODUCTIVE CASH CROPPING & FODDER PRODUCING OPPORTUNITY

**329.29 hectares, 813.68 acres**

- 329.3\* hectare or 813.7\* acre broadacre holding situated just 3km northeast of Berrigan and in close proximity to grain receival sites
- 2x freehold titles with the property fronting Pine Grove, Shands, Mortens and the Oaklands Berrigan Road
- Premium dryland cropping country complimented by 165\* acres of laser levelled irrigation with recycle systems
- Secure water supply via West Cororgan with 2x dethridge wheels, 180 West Cororgan Water and Delivery Entitlements
- Working improvements include 3x Nelson sealed seed/fertiliser silos, quick fill station consisting of 2x 5000-gallon water tanks with transfer pump

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:** 300P129896

### CONTACT DETAILS

**Elders Deniliquin**  
351 Albert Street  
Deniliquin, NSW  
03 5890 5100

**Matt Horne**  
0409 355 733

- Fenced into 10 paddocks with a good standard of fencing throughout, stock waters comprising of dams and channels
- Highly productive red loam soils with an excellent arable percentage (92% / 750\* acres), good fertiliser and chemical history
- Situated in the highly reliable Berrigan district and suitable for winter and summer cropping, fodder production, livestock breeding and fattening
- Offered for sale for the first time in 18 years and presenting as an excellent stand alone, add on or Agri investment opportunity
- Expressions of Interest Closing Tuesday 31st October, 12.00pm

\*approx.

- Land Area 329.292707 hectares







