



2146 Pretty Pine Road, DENILIQVIN, NSW 2710

'Sutton Aggregation', Southern Riverina | 2,070ha (5,115ac)

A highly productive and well-developed mixed farming enterprise situated in the tightly held Southern Riverina, the 'Sutton Aggregation' offers scale, irrigation capability and proven performance across five contiguous holdings: 'Gunnadoo', 'Yarramie', 'Noonameena', 'Bridgenorth', and 'Colanne'.

Key Features

- 2,070ha | 5,115ac
- Approx. 4,500 acres arable country
- Situated 37km northwest of Deniliquin, fronting the sealed Pretty Pine Road
- Dual frontage to timber-lined Box Creek (3.75 kilometres)
- Considerable building and working improvements
- Excellent fencing, internal roadways and on-farm airstrip

TYPE: For Sale

INTERNET ID: 300P195151

CONTACT DETAILS

Elders Deniliquin

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Deniliquin, NSW
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Irrigation & Water

- 600ha (approx.) developed irrigation consisting of 335ha of laser levelled border check, and 265ha laser levelled contour layout with equipped recycle systems
- 110ML storage dam with 12" pump (approx. 20ML/day)
- 17ML/day (approx.) submersible irrigation bore with 350KVA generator
- 8ML/day (approx.) Amarillo bore with new Cummins diesel engine
- Equipped recycle systems, access to the Box Creek
- Piped stock water system with strategically placed holding tanks and troughs
- 3,357 MIL Delivery Entitlements included, 53 MIL Water Entitlements, 61ML Lower Murray Ground Water Entitlements (optional)

Country & Soils

- Heavy self-mulching soils with excellent depth
- Approx. 300 acres sandy loam soils (suited to lucerne)
- Well managed with deep, fertile topsoils, excellent cropping, fertiliser and chemical history
- 38-hectare wildlife refuge utilised for grazing only
- Large sandpit utilised for internal roadways, tracks and curtilage area

Building & Working Improvements

- 3x well maintained residences plus a cottage, all set within established lawns and treed settings
- Extensive shedding including multiple machinery, hay, sundry and workshop sheds (varying in size)
- 4-stand shearing shed (300m²) with steel yards (6,000 head capacity)
- Cattle yards with crush and loading ramp (250 head capacity)
- Seed silos (120 tonne) and bulk diesel storage (45,000 litre)
- Exceptional standard of fencing including 26 main paddocks, and 6 kilometres of laneways
- On farm airstrip (800 metres)

Summary

The 'Sutton Aggregation' represents a rare opportunity to secure a large-scale, turnkey agricultural asset in one of the Southern Riverina's most tightly held and highly regarded farming districts. Combining productive soils, established irrigation, multiple water supply sources, the property is ideally suited to mixed farming, irrigated and broadacre cropping programs, and livestock enterprises.

Strategically located within proximity to grain receival sites, livestock selling centres, cotton gins and key Agri-service hubs, the aggregation benefits from efficient access to markets, inputs and processing infrastructure, enhancing both operational efficiency and long-term viability.

With scale, water security and a high standard of improvements, the 'Sutton Aggregation' is a compelling offering for corporate, family or expansion buyers seeking a premium Riverina holding with immediate productivity and future upside.

For Sale

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Elders Deniliquin 0358 810 600







