



## 17R The Falls Road, DUBBO, NSW 2830

'Falls Bend' - Prime Macquarie River Cropping and Grazing Country

**188.00 hectares, 464.55 acres**

'Falls Bend' is a highly versatile farm with irrigation potential, dryland cropping, grazing and centrally located between Dubbo and Narromine.

With extensive frontage to the Macquarie River which offers river water access, and an equipped electric bore.

Providing operational return this farm represents a highly productive agribusiness investment opportunity now being offered bare of irrigation water.

Key features:-

> 187.7ha | 464ac

> 25km from Dubbo, 24km Narromine\*

> In the heart of the Macquarie Valley

**TYPE:** Sold

**INTERNET ID:** 300P2030

**SALE DETAILS**

**\$2,000,000**

**CONTACT DETAILS**

**Richard Gemmell**  
0428 164 672

- > Macquarie River frontage
- > Suited to cotton, cereals, lucerne, oilseeds, pasture and livestock production
- > Deep alluvial Macquarie River soils
- > 3 x centre pivots servicing 100 hectares\*
- > 1 x electric irrigation bore, 2 x river irrigation sites
- > Equipped stock and domestic well
- > New boundary fencing

Highly motivated vendors.

Contact selling agent Richard Gemmell 0428 164 672

- Land Area 188 hectares



