




FOR SALE

Cappello & Co

2621 MORLEY ROAD, YOOGALI, NSW, 2680

Property

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ESTABLISHED COD AND CITRUS FARM SHOWING GREAT RETURNS !

\$1,800,000.00 plus stock.

PRICE:

Contact Agent

Offered for sale on a WIWO basis, is a turn-key property with all the hard completed.

The picturesque, 6.9ha* site at 2621 Morley Road, Yoogali, is 7km* east of Griffith and represents a unique, dual-income operation in a well-known farming region.

OPEN FOR INSPECTION:

N/A

Two ponds spanning 1.5ha are capable of fattening 35,000* Murray Cod concurrently, as the species rises in popularity, and accompany a 4.75ha*, 1,300*-tree Valencia Citrus plantation.

Murray Cod is the largest freshwater fish in Australia, capable of reaching 100kg, and the land-based aquaculture model at Yoogali has one of the lowest environmental footprints in the industry.

Demand for Murray Cod is rising as awareness of the species grows around the world, and even a smaller-scale farm like this one is a rare avenue into a lucrative industry. Paired with the established Valencia Citrus orchard, it represents a turn-key, low-maintenance farming opportunity with dual incomes in an idyllic location just outside Griffith.

The easy-to-maintain, fully automated Murray Cod operation has been developed over the past decade, with walkways to access the nets in each pond, and comes with an existing supply contract.

Gavin Cappello // 0458 684 518

gavin@cappellico.com.au // cappellico.com.au