




# FOR SALE

# Cappello & Co

73 MIRROOL BRANCH CANAL ROAD, HANWOOD, NSW, 2680

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Outline Indicative Only | Approx\*



## BROADACRE FARM OF SCALE AND MODERN LAYOUT - FOR LEASE

Located under 10 minutes from Griffith CBD, Farm 73 Mirrool Branch Canal Road is an opportunity for irrigated crops on a modern layout with great water access.

- 470.3 / 1162.00 Acres
- 353.3 hectares / 873 acres lasered too "roll over bankless" irrigated bays - 178 Ha / 439 Acres
- Dry area
- High flow 60\* Meg per day Doppler and 3428 Delivery Entitlements
- The farm is capable of watering 60 hectares in 24-hour shifts, one area or split sections
- Previously used for vegetables, rice and row cropping. (No cotton grown in the last 2 years)
- Paddocks are all different stages, between hills, disced and require preparing
- Broadacre equipment available for use by negotiation or contracting, available to assist with summer program
- Red to dark self-mulching soils/ Road train access from 2 separate driveways
- Lessee has the right of use to enhanced water granted from Murrumbidgee Irrigation
- Machinery shed with 4 bays - earthen floor, fill-up station with wash down bay.
- A lease of water option is being sourced for prospective lessee by a 3rd party.
- Farm plans available at request, lease terms and length of lease open for discussion

Inspections by the Agent Only

All information provided by the vendor  
\*approx..

PRICE:

Expression of Interest

OPEN FOR INSPECTION:

N/A

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