


# FOR SALE

# Cappello & Co

128 CHITTICK ROAD, WARRAWIDGEE, NSW, 2680

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## EOI - CHITTICK ROAD HOLDINGS - OFFERED AS A WHOLE OR SEPARATELY

128 Chittick Road, Warrawidgee  
226\* Hectares | 558\* Acres  
1348 MI Delivery Entitlements | 2 x 15 Meg a day doppler outlet

PRICE:  
Price Guide \$1,800,000 - \$1,950,000

OPEN FOR INSPECTION:  
N/A

128 Chittick Road, Combined with 348 Chittick Road, Warrawidgee. (Neighbouring farm to the N/W)  
475\* Hectares | 1173.725\* Acres | 2768 Delivery Entitlements

- Held in the family for the last 30 years, the farm has traditionally been used for rice, annual crops and pastures for feed for livestock.
- Located approx. 25 km north-west of Griffith via bitumen and unsealed roads.
  - Fertile red to chocolate clay soils are well known for annual crops and suited to horticultural purposes
  - Paddock size ranges from 20\* acres to 60\* acres, lasered with grades, concrete head walls and pipes throughout.
  - Paddocks can be converted to row cropping with the use of syphons and supply. (2-inch and 50mm syphons for 300 acres included in sale)
  - The farm has a natural depression area, which would make a great area for a holding cell/dam
  - Full farm recycling system in place, which is connected to internal supply channels
  - Stock dams, Older sheep yard, Old shed, old uninhabitable house
  - Murrumbidgee Irrigation Supply point 2 x 15 \*megs with MI drainage point

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