

FOR SALE

Cappello & Co

128 CHITTICK ROAD, WARRAWIDGEE, NSW, 2680

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Outline Indicative Only* | Approx*



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

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

OPEN FOR INSPECTION:
N/A

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

Gavin Cappello // 0458 684 518

gavin@cappelloc.com.au // cappelloc.com.au