




FOR SALE

Cappello & Co

348 CHITTICK ROAD, WARRAWIDGEE, NSW, 2680

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CHITTICK ROAD HOLDINGS - OFFERED AS A WHOLE OR SEPARATELY

348 Chittick Road, Warrawidgee
249.3* Hectares | 615* Acres
1420 MI Des and 2 x 15* Meg Dopplers

PRICE:
Price Guide \$2,000,000 - \$2,200,000

128 Chittick Road, Combined with 348 Chittick Road, Warrawidgee. (Neighbouring farm to the S/E)
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. 26 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 15* 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)
- Large water-holding cell in place near the shed, which is designed for the use of a future feedlot
- Recycling system in place, which is connected to internal supply channels with a 40-acre parcel not recycled, a sump is in place to go under MI channel supply / or to be designed to be lifted back to supply.

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