




# Sold

# Cappello & Co

141 GOGELDRIE ROAD, GOGELDRIE, NSW, 2705 Property

3  | 1  | 2 



## WALK STRAIGHT IN - LASERED WITH RECYCLE SYSTEM

A GREAT ENTRY, EXPANDING BUSINESS or PERMANENT PLANTING FARM

161.2\* Hectares | 398.32\* Acres  
925 MI Delivery Entitlements | 15 Meg a day Doppler Outlet

Developed to a full farm plan, 141 Gogelidrie Road would be a great first farm due to the simplicity of the layout and location.

- Well-known red self-mulching soils for cereals, pulses, row cropping or annual crops.
- Large central roadways for harvesting, loading and storage of cotton bales
- Lasered to bank less bays with grade/fall with concrete pipes, headwalls and stops throughout the farm.
- 70% of the farm is recycled with approx. 20 meg holding dam, plus recycle channels with a diesel lift pump.
- 3-bedroom fibro residence with a small shed and outbuildings, currently rented
- Tar road frontage, power with transformer near residence
- Well positioned off the Back Whitton road between Leeton and Whitton, with close proximity to Rice Sheds, Murrumbidgee River and Southern Cotton Gin.

\* APPROXIMATELY

Inspections by appointment with selling agent

PRICE:  
\$1,553,468

OPEN FOR INSPECTION:  
N/A

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