

FOR SALE

Cappello & Co

1625 MYALL PARK ROAD, MYALL PARK, NSW, 2681

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"MOUNTVIEW ORCHARDS"

Cappello & Co Property is pleased to present for sale "Mountview Orchards", a productive almond orchard located in the renowned Riverina region of Southern NSW. Turnkey farm developed by experienced operators, and needs to be inspected to be fully appreciated.

221* Hectares / 546 Acres | 1500 Delivery Entitlements

- 221* hectare opportunity utilised to support an almond orchard (200* hectares) approx. planted on well-drained fertile red sandy loams.
- Mosemount Nursery-grown almond varieties include self-pollinators 50% Shasta and 50% Pyrenees, alternate row planting
- The orchard has been developed between 2021 and the present with a weighted average tree age of 3 to 4 years.
- First-class one-shift automated irrigation development with comprehensive fertigation infrastructure, irrigation shed, pumping and filtration equipment. The irrigation system is controlled via a Dreamm 2 Control System by on-site operation or mobile app.
- A one shift system, 2 driplines with heavy-lined tube with the future of a 3rd line dripline installation ready to go.
- A comprehensive suite of operating plant and equipment is also available for sale, and neighbouring holdings of almonds and winegrapes for further expansion.
- The property benefits from direct access to the Murrumbidgee Irrigation Area network and the Northern branch Canal with a 30-meg Doppler which dissects the southern portion of the holding. 1500 * Delivery Entitlements are also associated with the property as well as

PRICE:

Expression of Interest

OPEN FOR INSPECTION:

N/A

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