

Warroo, NSW 2871, address available on request

\$5,000 per acre including Irrigation License

Mixed Farming 4  3  11 



FEEDLOT, DAIRY, IRRIGATION OR MIXED FARMING

Located in the fertile Lachlan Valley on the Jemalong Irrigation Scheme this fantastic property boasts 1262 acres of prime farming land of red and rich heavy grey loam soils.

Suited to all facets of cropping, fodder production & grazing the property is complimented with a 510 Megalitre Irrigation Licence.

The property also hosts substantial improvements and development opportunities including Feedlot Site, Silage pits, 1200 tonnes of silo storage, Weighbridge, Office, Cattle Yards, numerous large steel sheds, established bore, rainwater storage & 4 bedroom home.

ENTERPRISE & DEVELOPMENT OPPORTUNITIES INCLUDE
FEEDLOT, DAIRYING, MIXED FARMING,
LIVESTOCK ENTERPRISE &/OR COMMODITY TRADING

This is a well developed and improved property currently operating established farming & livestock enterprises with a host of potential enterprise development OPPORTUNITIES to the new owners

IMPROVEMENTS include:-

- Elevated 1000 head cattle feedlot site with drainage to effluent dams already constructed. Was previously licensed. Requires yards & water to be completed
- 5 Silage pits approximately 125m x 21m each
- Fully enclosed feed shed 26m x 22m with heavy duty concrete floor
- 100m x 24m Hay shed, enclosed one side with 2 x 100,000 litre rain water tanks
- 22m x 20m bulk fertiliser shed enclosed 3 sides with concrete floor
- 15m x 8m Shed, enclosed 3 sides contains 3 shearing stands
- 8 x 150 Tonne capacity conical based silos with 5 connected by conveyor system for ease of grain delivery
- 60 Tonne Weighbridge with office facilities
- New large capacity Cattle yards with covered concrete working area, Loading Ramp & sprinkler system throughout
- Pasture improvements include Lucerne, Sub Clover, Bux Grass, Phalaris, Arrow Leaf Clover & Trefoil Media

Listed By



Bruce Styles
Phone: (02) 49 306707
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Open for Inspection

By Appointment.

Property Features

- - Elevated 1000 head cattle feedlot site
- - 5 silage pits approximately 125m x 21m each
- - 100m x 24m Hay shed
- - 8 x 150 Ton capacity conical based silos
- - 510ml water licence
- - 60 Ton weighbridge with office

