

Sold

**SOLD ....SOLD....SOLD**  
**ANOTHER WANTED !**  
**THINKING OF SELLING ?**  
**PLEASE GIVE US A CALL**

143 Riverview Road, Gilgandra



Outstanding Irrigation Property on the Castlereagh River WIWO

**"Takoola' Highly Productive Irrigation Property with River Flats and Versatile Country**

**325Ha (803 Acres) Gilgandra**

**Walk In Walk Out - Machinery Included + 300 Megalitre Irrigation Licence**

High performing farm with 120 Acre Pivot, currently used for grazing and fodder production with 3km frontage to the Castlereagh River.

Very comfortable 4 bedroom + office homestead, open plan spacious living, heating and cooling and a beautifully presented family home.

Excellent well maintained improvements, Infrastructure includes substantial hay sheds, workshops, shearing shed and machinery shed. Well fenced and suitable for sheep or cattle.

#### **Water;**

Zimmetic Pivot, 6 span area of 120 Acres. 300 meg Water Irrigation Licence, pump at river, ensuring consistent feed supply all year round. All in good working order.

Stock & domestic Bore at house- depth 16'

Water storage- 3 tanks 10,500 gallons.

Well equipped with Solar Pump.

10 Dams and fenced to 8 paddocks.

#### **Shedding;**

- 80'x30'
- 120'x50'
- 40'x30'
- 30'x30'

**Price**

**Property Type**

**Property ID**

SOLD

Residential

172

#### **Agent Details**

Denise Male - 0408 871 644

#### **Office Details**

Rural Property Centre

1 Dubbo St Elong Elong NSW 2831

02 6886 6161



- 30'x45'
- 60'x30' Igloo
- 40'x20' Igloo
- 2 x Silos- 120 Tonne & 15 Tonne

**Main Property Features;**

Grazing, Rural Land, Sheep & Cattle, Dairy, Other / Cereals, Mixed Farming, Irrigation, Cropping

Land Area Ha: 803Acres

Nearest Town: Gilgandra; Easy access off Castlereagh Highway along River Road.

Tenure: Freehold: FH

**Summary;**

Some 500 acres of highly fertile river flats and hilltop paddocks, here is the opportunity to purchase very productive and versatile country with abundant irrigation water with a substantial Irrigation Licence.

Inspection will impress

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.