

1302 Driftway Road, Warroo, NSW, 2871

Other For Sale

Wednesday, 18 December 2024



Miller & James
Real Estate

1302 Driftway Road, Warroo, NSW, 2871

Type: Other

Development Opportunity In Nascent Cotton Valley

Located approx 47km west of Forbes and 42km south east of Condobolin, 'Back Geeron' is a 3,800 acre dryland farming/irrigation block that could easily be developed into a cotton or grazing powerhouse.

With a 1,300ml Jemalong Water license and approx 800 acres laid out to irrigation, 'Back Geeron' could grow a variety of summer crops or pastures to support the remaining 3,000 acres of dryland farming. The property is actually two properties with 'Back Geeron' consisting of 2,300 acres and 'Keray' consisting of 1,300 acres. The properties are next door to each other and are run as one operation. However, the properties could be purchased separately with any sale being contingent on both properties selling.

Key Investment Highlights:

- 3 bedroom managers house set in established garden
- Fully enclosed workshop/machinery shed
- Seed and fertiliser silos
- Second machinery shed
- Approx 20 fields set up for irrigation
- Good mix of lighter and heavier soils
- 1,300ml of Jemalong General Security Water
- Three pen lamb feedlot with all steel sheep yards
- Stock & domestic bore supplying water to every paddock
- Hay shed

Agents Comments:

As more and more farmers begin growing cotton between Condobolin and Forbes, the sale of 'Back Geeron' offers somebody the opportunity to further develop this property into a specialised cotton enterprise. Alternatively, it would equally be suited to a high intensive grazing operation or perhaps a mixture of both. Not many irrigation properties of this size hit the market in the Jemalong area so this sale presents a unique opportunity to scale up quickly.

Sales Process:

'Back Geeron' is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Thursday 14th February 2025, and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties, with the aim of acceptance of a fully binding offer by the vendor. The vendor reserves the right to accept an early offer