

Bella Vista Morris Road, Euston, NSW, 2737



Rural For Sale

Saturday, 16 November 2024

Bella Vista Morris Road, Euston, NSW, 2737

Type: Rural



Fraser Robertson

0439083958

Irrigated Horticulture & Development Opportunity

LAWD is pleased to present for sale Bella Vista, an institutional scale irrigated horticultural opportunity comprising 1,775* hectares in the highly productive Sunraysia region of south west New South Wales.

Key Investment Highlights

Currently planted to 401* hectares of established table grapes and 121* hectares of citrus (oranges, lemons and mandarins), as well as 1,003* hectares of development land suited to intensive horticulture (table grapes, citrus and avocados), the balance comprising conservation and support land.

Extensively developed to irrigation (double drip tape and overhead sprays), including significant below ground infrastructure to support the next stage of development.

Secure access to irrigation water from the adjacent Murray River supplied via three pumps which deliver water underground through two high-capacity irrigation pipelines (450 millimetres) to a centrally located on-farm water storage (400* megalitres).

Fit-for-purpose infrastructure includes three modern packing sheds/cool room storage (5,259* square metres), three pressure cool rooms (580* pallet capacity) and 11 frost fans.

Benefited by high quality soil types and a Mediterranean climate.

Strategically located in the well-regarded Sunraysia region, close to (Mildura (60* linear kilometres), Swan Hill (115* linear kilometres), Adelaide (378* linear kilometres) and Melbourne (415* linear kilometres).

For Sale by Expression of Interest.

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