



### 2703 Clifton Road Gunnedah NSW

Inglis Rural Property is pleased to exclusively present 'North Plain', a blue ribbon irrigated farming enterprise ideal for summer and winter cropping rotation (cotton, sorghum, wheat, barley and canola) and/or fodder factory with secure Mooki groundwater and Namoi River access.

#### AREA

Total: 473.52\* hectares (1,170\* Acres)

8 titles: Freehold

LGA: Gunnedah Shire Council

#### DUAL WATER SOURCES - NAMOI RIVER CHANNEL ACCESS AND GROUNDWATER

- 383ML Upper Namoi Zone 3, Mooki Valley Ground Water
- 100ML Lower Namoi Regulated River Water
- Namoi River access via Longpoint Irrigation Group (LIG)

**Price** : Expression of Interest  
**Land Size** : 473.52 ha  
**View** : <https://www.inglisproperty.com.au/sale/nsw/new-england-north-west/gunnedah/residential/rural/7970721>



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