



GRIFFITH

Cookoothama

883.27 hectares, 2,182.74 acres

***** EXPRESSIONS OF INTEREST CLOSE: 5:00 PM, 31st, July 2009 *****

Cookoothama is a unique property in size, quality and diversity. Located on the banks of the Murrumbidgee River with secure water supply, it is one of Australia's largest horticulture and viticulture properties. Recognised for its expert management and consistent production of premium wine grape and olives, this property provides a rare opportunity to invest in Australia's finest rural asset with forward contract production.

- Land Area 883.27 hectares
- Building Area: 179 square metres
- Bedrooms: 3
- Bathrooms: 1

TYPE: Expressions of Interest

INTERNET ID: 380632

CONTACT DETAILS

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PROPERTY OVERVIEW

Land Use	Horticulture, Viticulture
Description of Country	Level, rich, well drained, alluvial clay and loam soils with over 90% highly productive arable land.
Rainfall Average	450 millimetres
Improvements	Large machinery shed - approx 800m2, carrot wash and sorting plant, pump sheds - river and dam, filter sheds - river and dam, chemical shed - dam.

WATER/IRRIGATION

Water Supplies	Dams, Bores, River
Comments	Water is a feature - frontage to the Murrumbidgee River and 3,173 ML irrigation licenses. Almost all of the property has been laser levelled and developed for either drip or flood irrigation.
Irrigation	Water source from the Murrumbidgee River - Four equipped 10" irrigation bores. Irrigations storage - Turkey Nest Dam, approx. 88 ML, equipped with Southern Cross impeller pump.

CROPS/PASTURES

Crops	Productivity Wine Grapes - 341.27 ha planted to wine grapes with 276.14 ha under drip irrigation and 65.13 ha flood irrigated. Production in 2006-2008 ranged from 5,100 to 6,700 tonnes per annum. Olives - 294.34 ha planted to olives, all flood irrigated. Production in recent years has been up to 1,525 tonnes per annum.
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REGIONAL FACILITIES

General Comments	Griffith is a major commercial, agricultural and transport centre with excellent commercial services ranging from processing, marketing and distribution to agricultural and retail, as well as medical and educational facilities.
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HOMESTEAD

Description	Attractive home, renovated in 1998 with extensive established gardens.
Bedrooms	3
Bathrooms	1
House Area	179 square metres

