

Raine&Horne.[®]
Commercial
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DUBBO
12L Newell Highway

1224 sqm

2 

Turf The Lot

Expressions of Interest



Situated just 4km from the heart of Dubbo, 12L Newell Highway presents a rare opportunity to secure a property that seamlessly combines a profitable business venture with a desirable rural lifestyle. Spanning approximately 37 acres of freehold land, this highly productive holding features 80% arable rich alluvial free draining brown clay loam soil, making it ideal for agricultural pursuits.

Boasting approximately 600 metres of Macquarie River frontage, the property is equipped with a complete irrigation system, including a bore pump, river pump, and centre pivot. Water security is a key advantage, with a 48-megalitre general security river water license and an 80-megalitre ground water bore license ensuring ample supply for various operations including the current turf operation. Increased cropping production is available through surrounding leases and water.

At the heart of the property stands a spacious two-storey, five-bedroom brick homestead, surrounded by beautifully landscaped gardens and lawns. Offering comfort and functionality, the residence provides an ideal setting for family living while overlooking the picturesque land.

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| Property ID | L33879838 |
| Property Type | Commercial Farming |
| Building / Floor Area | 1224 |
| Car Spaces | 2 |
| Land Area | 15.2 hectares |

AGENT

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The infrastructure on the property is extensive, featuring a 17m x 12m shed with a concrete floor, 3 phase power, and lighting, 24 × 17m urea shed with concrete floor & 3 phase power, as well as a semi-complete 24m x 17m shed with a concrete floor. Additionally, a well-equipped 17m x 12m workshop shed which also includes an internal 7m x 6m office space, catering to a range of business or storage needs.

For equine enthusiasts, the property offers exceptional riverside infrastructure, including shady arena, holding yards, and accommodation tack & feed room, making it well-suited for horse breeding or training. With its prime location, excellent water resources, and quality improvements, Turf The Lot is an outstanding opportunity for those seeking a productive agricultural property, an established business investment, or a rural lifestyle close to city conveniences.

- Offering both a business investment and rural lifestyle opportunity
- Approx. 37 acres of freehold land
- 80% rich alluvial free draining brown clay loam soil, 20% river frontage & shady paddocks
- Opportunity for increased turf production through surrounding leases
- Approx. 600 meters of Macquarie River frontage
- Complete irrigation set up with bore pump, river pump and centre pivot
- 48 megalitre general security river water license
- 80 megalitre ground water bore license
- Zimmatic 4 span centre pivot irrigator and an additional inground sprinkler system
- Two storey five-bedroom brick homestead with landscaped gardens and lawns
- Approx. 17 × 12m Shed with concrete floor, 3 phase power and lighting
- Approx. 24 × 17m Shed with concrete floor (Semi complete)
- Approx. 24 × 17m Shed with concrete floor, 3 phase power and lighting
- Approx. 17 × 12m Workshop shed with internal 7 × 6m office space
- 43x solar panels on workshop (14kW),
- 96x solar panels on urea shed (35kW) (solar is capable of running bore in summer)
- Riverside equine infrastructure including shady arena, holding yards, tack & feed room & accommodation
- Approx. 4kms from the Dubbo CBD