



JOHNSTON RURAL GROUP

“GLENORIE” & “DORSET”

JEMALONG VIA FORBES | LACHLAN VALLEY | CENTRAL WEST NSW

PRESS RELEASE

Date: August 10th, 2021

Johnston Rural Group is pleased to present to market Glenorie & Dorset - two non-contiguous mixed irrigation farms located just under 500m apart in the heart of the Lachlan Valley.

Located on the western side of the Jemalong Range, these properties are conveniently situated 29 kilometres west of the historic township of Forbes and just 21km from the Newell Highway.

The portfolio comprises a total of approximately 495.7 hectares (1,224 acres) of productive farming and grazing country with 180ha (445 acres) currently laid out for border check surface irrigation.

The properties boast a large water entitlement with a total of 1,250 MgL of ground / surface water licences and a new ‘state of the art’ irrigation bore with 10MgL/day pumping capacity.

Located within 350 metres of the Lachlan River, Glenorie & Dorset enjoy a scenic backdrop of the Jemalong Range and are timbered with towering River Red Gums and Yellow Box trees which provide ideal shade and shelter timber for livestock.

Marketing agent Gary Johnston of Johnston Rural Group stated that *“Glenorie & Dorset will undoubtedly generate significant interest in the market as a result of their great combination of fertile soils, access to multiple sources of water, new ‘state of the art’ 10MgL/day irrigation bore, and drought proofing and livestock finishing capacity”*.

He then explained that *“there is no doubt these properties have the potential of being developed for permanent plantings or vegetable production”*. There is already evidence of these production enterprises moving into the area with the successful Jemalong Citrus orchard being located just over the road.

The highly complementary Glenorie & Dorset are well known in the area for their drought proofing ability, livestock finishing capacity, lucerne and cropping performance. Key improvements include a 3BR house with nearby lockup garage, 4BR cottage, 2 hay sheds, machinery shed, woolshed, sheep & cattle yards, silos and piggery.

**Approx.*

Mr Johnston believes that the Forbes district is now being more widely regarded as an area still providing 'value for money'. The recent Yamminga Aggregation sale has proven that there are a number of cashed up buyers actively looking in the mid-Lachlan Valley as an area where farmland values still have some correlation with earning capacity.

Vendor's Wyuna Food and Fibre Pty Ltd have decided to offer their Jemalong holdings to market in order to refocus their business pursuits in other parts of Australia.

Glenorie & Dorset are being offered for sale 'as a whole', as well as in two separate parcels via Expressions of Interest (EOI). Expressions close 12 noon AEST Thursday 23rd September 2021.

With several very strong recent sales for holdings in close proximity to the Lachlan River around Forbes, Johnston Rural Group advises that the price guide for the properties 'as a whole' is \$6m to \$7m for the land, water and fixed improvements.

For more information on Glenorie & Dorset, or photos please contact:



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**Approx.*