

Situated in the wide-open spaces of southwest New South Wales this highly productive nursery is an opportunity to secure an excellent income while enjoying the rich country life for which regional Australia is renowned.



# Live the good life with

Set on a nine-acre property the nursery has built its business around supplying vegetable seedlings to the large agricultural industry in the surrounding region. Through its fully equipped facility the nursery is able to produce a broad range of vegetable seedlings, including capsicum, seedless watermelons, processing tomatoes, lettuce, asparagus, and more. The nursery produces seasonal crops all year round.

Established over 30 years ago the nursery has developed an extensive client base within a 600km radius of the farm. It mostly consists of local farmers many of whom are key suppliers to national food manufacturers. The region is renowned for its agricultural industry with farming production the backbone of the local economy.

The nursery currently takes up five of the property's nine acres. It comes fully equipped with shade house, glasshouse, heated propagation rooms, seeding facilities and office. It also boasts modern operational processes including automated irrigation with water sourced from the iconic Murray River which runs at one end of the property. The nursery has a licence to draw more than enough water required for production from the river.



A small citrus growing operation also operates from the property and has excellent potential for further development.

With the vacant space and existing infrastructure the nursery production could also be increased. Surrounded by a strong agricultural industry there is no shortage of local demand.

A 3-bedroom residence featuring in-ground pool and BBQ area is also on the property. Set on the banks of the river it's the perfect spot to unwind after work, or for a BBQ with friends.

The closest town is that of Mildura, a large regional centre, which is only 11kms away. As the major regional centre for the area you'll find plenty of shopping, dining and entertainment opportunities are only a short drive away.



Asking price: \$2.5 Million + SAV • Code: N5-471 • State: NSW

Contact buyer enquiry centre

International: +61 2 9181 4477

Australia: 1300 650 470

Or visit [www.chasemanhattan.com.au](http://www.chasemanhattan.com.au)



# wholesale nursery

*in country New South Wales*

In terms of lifestyle you can expect to enjoy the hospitality and welcoming community for which country Australia is so well known. The clean air and safe environment make it the perfect destination to raise a family while the Murray River is ideal for a boating or water sports enthusiast.

