



123 Yarrawonga Road, BERRIGAN, NSW 2712

'Nangunia Station' Berrigan - An Iconic Southern Riverina Holding

1,803.40 hectares, 4,456.20 acres

- * 1,803 hectares or 4,456 acres situated in the tightly held Berrigan district.
- * Substantial 5 bedroom original homestead positioned in an established garden setting with in ground pool & adjoining pool house.
- * Renovated 2 bedroom cottage in addition to quarter masters residence.
- * 5 stand wool shed with adjoining sheep yards and shearers quarters.
- * Extensive shedding incl machinery, workshop & fertiliser shed, 6500 tonne grain storage.
- * Divided into 16 main paddocks with excellent stock waters & all weather internal roadways.
- * Highly productive soil types with consistent crop rotation and fertiliser history.
- * 1,220 hectares of arable broad scale land coupled with highly productive grazing country.

TYPE: Sold

INTERNET ID: 19567666

SALE DETAILS

From \$5,500,000

CONTACT DETAILS

Elders NSW Regional Office

Unit 4/46-50 Bourke Street
Dubbo, NSW
02 6881 4700

Matt Horne
0409 355 733

* 2018 winter crops of 1,090 hectares will be made available to the incoming purchasers.

* Ideally situated just 6km from Berrigan, 40km Mulwala, 117km Albury, 3.5hrs Melbourne.

* An information memorandum is available upon request and for further details or to arrange a property inspection, please contact Matt Horne of Elders on 0409 355 733.

- Land Area 1803.4 hectares
- Bedrooms: 5
- Bathrooms: 3

PROPERTY OVERVIEW

Yards	Sheep, Cattle, Other
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HOMESTEAD

Bedrooms	5
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Bathrooms	3
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