



## 606 Healy Road, COBRAM EAST, VIC 3644

PART 'NIRRUNGA DAIRIES' - LIFESTYLE - DAIRY – HORTICULTURE – FODDER – IRRIGATION  
- LIVESTOCK

**103.92 hectares, 256.79 acres**

Situated in the tightly held Cobram East district, 'Nirrunga Dairies' presents prospective purchasers with an excellent opportunity to secure proven Cobram loam and Cobram sandy loam soils with excellent surface and ground water supply. The property aggregation comprises of 3 titles which can be purchased individually or in any combination. A brief description of the three landholdings (titles) are set out below.

Lot 1) Part 606 Healy Road, Cobram East - 50.41 hectares / 124.56 acres (UNDER CONTRACT)

\*Comprising of Cobram sandy loam & Cobram loam soils this property has been recently developed for fast efficient flood irrigation.

\*Connected to Goulburn Murray Water and featuring one irrigation delivery point and a stock & domestic connection.

\*Spear point (electric) irrigation bore including 306ML Water Entitlements.

**TYPE:** Sold

**INTERNET ID:** 20435642

**SALE DETAILS**

Price Upon Application

**CONTACT DETAILS**

**Elders NSW Regional Office**

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

**Matt Horne**  
0409 355 733

\*Working improvements include a hay shed, pressurised stock trough system, formed laneway/internal roadways.

\*A well presented property with established treeline plantations and an exceptional pasture and fertiliser history. Soil types are ideally suited to high returning horticultural crops.

Lot 2) Part 606 Healy Road, Cobram East - 37.90 hectares / 93.65 acres (UNDER CONTRACT)

\*A proven irrigation property featuring established treeline plantations, formed laneway/internal roadways.

\*Exceptional irrigation development with recycle system, quality channel infrastructure and bay outlets.

\*A well presented property with exceptional pasture and fertiliser history and currently presents with annual pastures of Italian rye grass & Shaftal clover.

\*Working improvements include a set of steel cattle yards with loading facilities and a pressurised stock trough system.

Lot 3) 277 Cottons Road, Cobram East - 15.61 hectares / 38.57 acres (UNDER CONTRACT)

\*Three bedroom, two bathroom weatherboard home featuring split systems, 2 bay carport, mixed shedding and a stock and domestic bore.

\*Predominantly lasered border check irrigation with one GMW delivery point.

\*Currently presents with annual pastures of Italian rye grass & Shaftal clover.

\*An excellent lifestyle or small farm opportunity within close proximity to Cobram via sealed roads.

Agents Comments: 606 Healy Road Cobram East is an outstanding dairy operation with prime arable soils, excellent water and providing the opportunity to diversify into alternative agriculture and horticultural pursuits. A substantial water portfolio is also attached to the landholdings and available by negotiation. For further details, contact Matt Horne of Elders on 0409 355 733.

- Land Area 103.92 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







