



## Lot 60 Bambill North Road, WERRIMULL, VIC 3496

Glenevin Bambill 1,538.4\*ha. (3,802\*ac.)

**1,538.61 hectares, 3,801.92 acres**

Elders Deacon Real Estate Mildura in conjunction with Nutrien Harcourts Mildura are pleased to present for sale by Expression of Interest (INSP) as instructed on behalf of Kevin and Glenda Fox their property known as "Glenevin".

"Glenevin" is a desirable broadacre cereal cropping and grazing property asset located in the renowned and highly regarded central Millewa farming district of Bambill.

With a total combined freehold land area of 1,538.4\*ha (3,802\*ac), this contiguous aggregation is being offered for sale in one line or as two contingent parcels described as:

"Glenevin North" is identified as being Crown Allotment 55 Parish of Yarrara, containing a total land area of 709.8\*ha (1,754\*ac.) with 700\*ha. (1,730\*ac) being arable for cropping purposes.

**TYPE:** Sold

**INTERNET ID:** 20P2393

**SALE DETAILS**

**Under Contract**

**CONTACT DETAILS**

**Elders Mildura, Robinvale & Wentworth**

143 Lime Ave, 3500 79-81  
Perrin Street, 3549 34  
Darling Street, 2648  
MILDURA, VIC  
5018 6800 5026 3050 5027  
3411

**Marty Deacon**  
0429 953 365

Frontage to Bambill North Road, Bailey Road and Baker Road. No structural improvements.

"Glenevin South" is identified as being Crown Allotment 60 Parish of Yarrara, comprising a total land area of 828.6\*ha (2,048\*ac.), with 798\*ha (1,972\*ac.) being arable for cropping purposes.

Frontage to sealed Millewa Road, Bambill North Road, Bailey Road. Raised shearing shed with adjoining yards, machinery shed, raised barn.

The current generational owners have maintained this property asset with a reliable agronomic cropping program (with break crops) in conjunction with a well-managed prime lamb and wool producing enterprise.

Both parcels are fully established to their best advantage, comprising healthy and productive arable soil types, favourable elevated aspects and topography which is aligned to a continuous cropping or hay production enterprise for suitable varieties of wheat, barley, oats, vetch, lupins, plus grazing of sheep if desired.

The properties are fenced for sheep containment. Double gateways between paddocks for easy of movement for modern machinery. Both parcels have a reliable pipeline water supply from Lower Murray Water, separate water meters, receiving tanks, stock troughs in all paddocks.

Original timber would have mostly comprised of Mallee with healthy strands of Pine, cabbage bush and Belah. Annual rainfall zone of between 280\*mm to 300\*mm.

Property is strategically located with proximity to the district agricultural service towns, grain receival centres and livestock exchange of Werrimull, Lake Cullulleraine, Carwarp, Yelta, Mildura, and Ouyen.

The Bambill and central Millewa farming district has long been renowned as a major cereal cropping and prime lamb producing agricultural zone of the northern Mallee district of Victoria with strong agricultural support facilities that service the agricultural and cereal growing hinterland.

"Glenevin" presents a unique opportunity for new or existing industry groups to purchase these well-managed and positioned property assets, which provide the essential elements of scale, versatility, operational efficiencies, fertile soils, and agronomic farming practices. All within a desirable and highly sought-after location.

For sale by Expression of Interest, closing 11.00am (ADST) Friday 31st March (INSP - If Not Sold Prior).

Vendors may consider settlement terms from interested parties, however, not necessarily accept when submitting an Expression of Interest.

\*Approximate

- Land Area 1538.614811 hectares







