



135 Red Hill Road, POMONA, NSW 2648

'Neilpo Heights' – Premium Horticultural Holding

Elders Real Estate Mildura is proud to present for sale 'Neilpo Heights', a large-scale horticultural opportunity positioned on an elevated ridge of renowned deep red loam soils with an easterly aspect and highly desirable rectangular layout.

Situated in a proven horticultural region with further expansion potential and additional irrigable land available nearby, this property combines quality soils, secure water, established plantings, and future development opportunity.

Plantings & Development:

Total Irrigable Area: 78ha (192 acres)

Established Plantings:

- 22.47ha (55.52 acres) Avocados Planted 2012-2025
- 10.90ha (27 acres) Mangoes Planted 2016-2019
- 8ha (19.77 acres) Sauvignon Blanc Planted 2002

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 20P2805

SALE DETAILS

Price on Application

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

- 3ha (7.4 acres) White Frontignac Planted 2009
- 8ha (19.77 acres) Chardonnay Planted 2000
- 19.20ha (47.44 acres) Vacant Irrigable Land Suitable for redevelopment or new plantings.

The property offers mature, yielding orchards and vineyards alongside substantial land ready for further horticultural expansion.

Water Security & Irrigation:

- Private diversion licence
- 3-phase 90kW electric pump located on the Darling River (within Murray River pool level)
- 250mm-300mm PVC mainline from pump to filtration system
- Irrigation in 20ha sections with solenoids every 4ha
- Easement in place for additional pipelines
- Zero WAL included in sale

Reliable water security combined with modern irrigation infrastructure provides strong operational confidence.

Infrastructure & Improvements

- Fertigation system
- Workshop and machinery shedding
- 3-phase power connected
- Bitumen road frontage
- Fenced on three sides (pine posts, wire netting, ringlock)

Location & Accessibility

- Approx. 25km to Wentworth
- Approx. 50km to Mildura
- Airport access at Wentworth (light aircraft)
- Regional and city flights via Mildura Airport

'Neilpo Heights' presents a rare opportunity to secure premium deep loam soils ideally suited to a variety of permanent plantings. With mature avocado, mango and wine grape plantings, secure private water extraction, development potential, and excellent access to contractors and labour, this is a quality, scalable horticultural enterprise in a tightly held region.

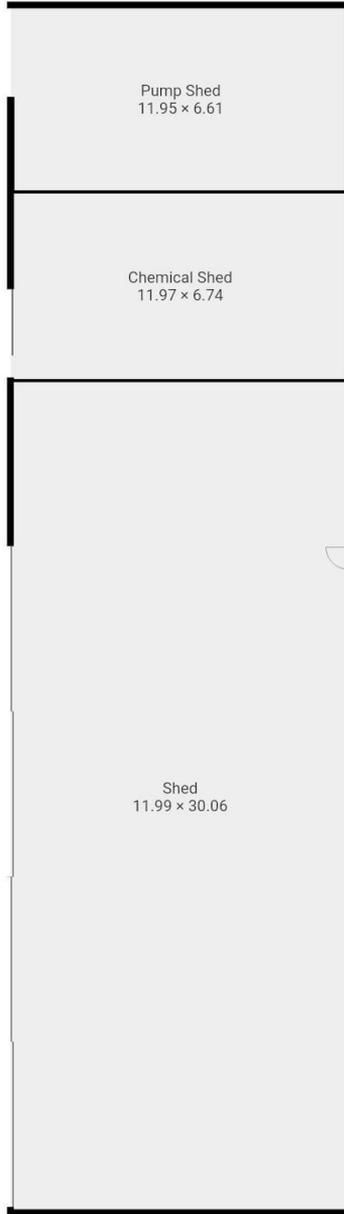
Private inspections are encouraged.



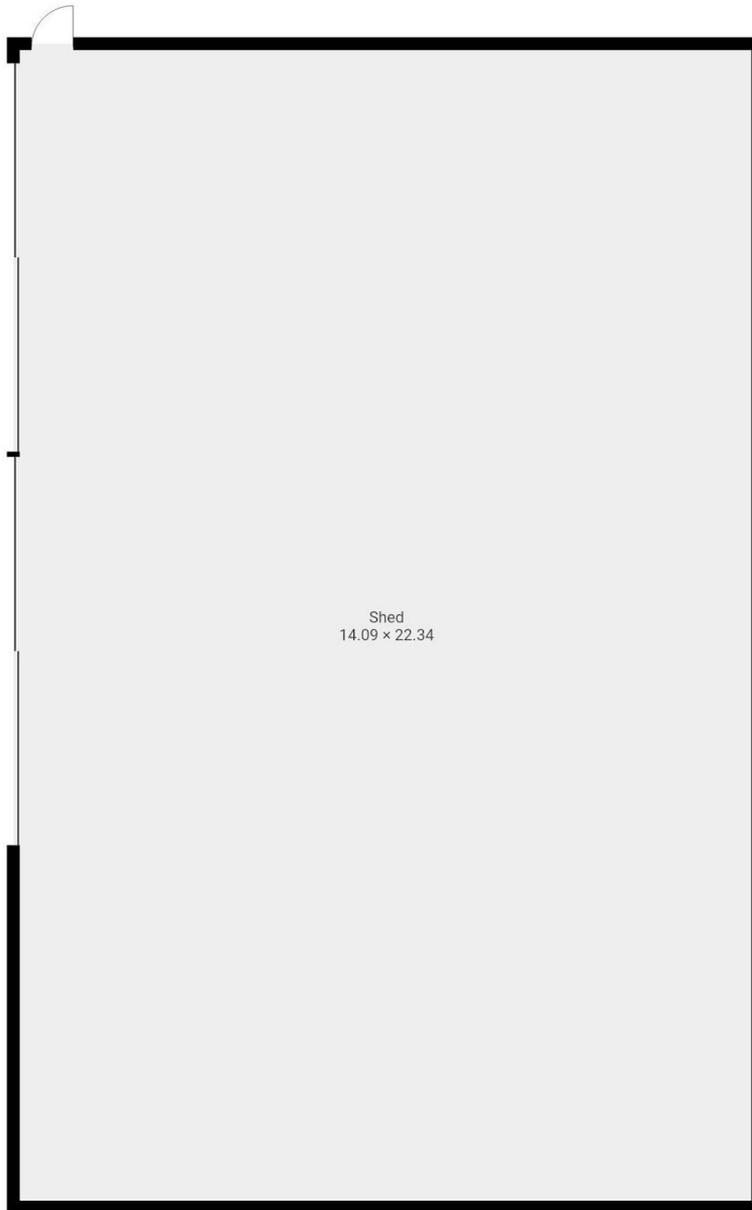








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