



## 5 Morrison Plain Road, COWANGIE, VIC 3506

Affordable farming and grazing parcel

**290.43 hectares, 717.64 acres**

Presenting an exceptional opportunity to secure a substantial parcel of rural land in the heart of Victoria's Mallee region, this approximately 717-acre holding offers both immediate grazing potential and future cropping versatility.

Set within a gently undulating landscape, the property features predominantly red loam soils, complemented by areas of limestone and productive lower-lying flats. Having remained unfarmed for the past three seasons, the land currently boasts a strong body of natural pasture, making it ideally suited for sheep or cattle grazing in the short term, while also providing a solid foundation for future cropping pursuits.

Water security is supported by a reliable council-supplied bore, with stock water infrastructure including a poly tank and trough (currently disconnected). The property is securely fenced and benefits from straightforward access via Morrison Plain Road, with a power line traversing the land.

Strategically located, the holding enjoys convenient connectivity to key regional centres

**TYPE:** For Sale

**INTERNET ID:** 20P2814

**SALE DETAILS**

**\$400,000 - \$440,000**

**CONTACT DETAILS**

**Elders Mildura, Robinvale & Wentworth**

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MILDURA, VIC  
5018 6800 5026 3050 5027  
3411

**Marty Deacon**  
0429 953 365

and grain/livestock pathways. It lies approximately 15 km from Cowangie, 35 km from Murrayville, 60 km from Pinnaroo (SA), and around 100 km from Ouyen, with the major regional hub of Mildura and the Riverland region of South Australia within accessible distance.

This property represents an appealing and affordable entry point for first-time buyers, as well as a valuable expansion opportunity for established farming enterprises seeking additional grazing or cropping land.

- Land Area 290.426698 hectares







