



## 113 Tocumwal Road, DENILIKUIN, NSW 2710

'Oklahoma' Deniliquin – A Premium Mixed Farming Property

**245.00 hectares, 605.39 acres**

\*245 hectares - 605.4 acres (approx.) Ideally situated 15km east of Deniliquin, fronting the Riverina Highway.

\*Murray Pine, Bull Oak, Yellow Box country, 2x established native tree plantations.

\*Highly fertile red loam soils suitable for cereal, Lucerne and fodder production. Ideal breeding and fattening country.

\*Quality irrigation development with lasered level fields, recycle system and equipped storage dam.

\*Dual water supply with 3 phase electric submersible bore (good quality water) in addition to MIL surface water supply.

\*A quantity of Lower Murray Ground Water Entitlements is available to the successful purchaser by negotiation.

\*Well appointed four bedroom brick veneer home featuring spacious open plan kitchen living area with split system heating/cooling, ensuite, gauzed in entertainment area,

**TYPE:** Sold

**INTERNET ID:** 21980505

**SALE DETAILS**

**\$1,264,000**

**CONTACT DETAILS**

**Elders NSW Regional Office**

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

**Matt Horne**  
0409 355 733

drive through carport, secure shed/workshop, spacious lawns and gardens serviced by an automated sprinkler system.

\*Exceptional working improvements including an 80x30ft high clearance machinery shed with power, lighting & concrete floor (50% approx.), adjoining chemical shed & quick fill station, wash pad, steel sheep yards with adjustable loading ramp.

\*A beautifully presented property with formed roadways, airstrip, quality fencing and stock water facilities throughout.

\*For further details or to arrange a property inspection of 'Oklahoma' Deniliquin, please contact Matt Horne 0409 355 733 or the Elders Deniliquin Branch on 0358 905 100.

- Land Area 245 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2















