



'THE BILLABONG', RMB 2275 Perricoota Road, MOAMA, NSW 2731

ECHUCA-MOAMA ON THE MURRAY RIVER - 'THE BILLABONG'

121.41 hectares, 299.99 acres

THE BEST OF THE BEST

A truly stunning 121.5 HA (300 Acres) property boasting absolute 'Murray River' and 'Sheepwash Billabong' frontage. This superb land parcel has been offered only once in 100 years. Originally part of the noted 'Perricoota Station', the property is located 25 km downstream from Moama and 1 km west of Deep Creek Marina. This very unique property provides unlimited scope and opportunity, from creating the ultimate lifetime dream on the water - to developing any one of a multitude of commercial ventures.

Features Include:

'Sheepwash Billabong' has excellent boating access direct to Murray River

Approx 1.25 kms 'Sheepwash Billabong' private water frontage

Approx 200 Metres absolute 'Murray River' private frontage

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: 22875591

SALE DETAILS

For Sale

CONTACT DETAILS

Wayne Eeles
0428168567

3 Phase power to the Billabong

Dwelling permit available

Approx 25 HA (60 Acres) laid out to flood irrigation

Fenced to 6 paddocks

Irrigation pump & diesel motor

Stock water to paddocks

'The Billabong' is a very special waterfront property, rarely found or offered.

The property offers an opportunity to invest into one of the fastest growing areas in our country.

- Land Area 121.406 hectares

PROPERTY OVERVIEW

Land Use	Grazing, Cropping, Other,
Grazing	Cattle - Sheep. This amazing property provides many private or commercial opportunities
Description of Country	Flat Red Loam and Clay Loam River Country
Other Improvements	Machinery Shed, Workshop
Fencing	Very Good

WATER/IRRIGATION

Water Supplies	
Irrigation	Approx 60 Acres laid out to flood irrigation pumped directly from 'Sheepwash Billabong'

CROPS/PASTURES

Pastures	Mostly Annuals
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REGIONAL FACILITIES

Nearest Regional Centre	Echuca
Distance from Centre	Echuca 26.00
Nearest Town	Moama
Distance from Town	25.00 km
Agriculture	Saleyard, Grain Silo, Truck Depot, Abattoirs, Dairy
Schools	Primary Bus, Secondary Bus
Road to property	Sealed

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession
Shire/District Council	Murray Shire Council

LIVESTOCK

Livestock carried





