



## 272 Officer Road, MELLOOL, NSW 2734

Expression of Interest closing midday Friday 8 September 2023 at Elders Swan Hill

**167.60 hectares, 414.14 acres**

- Almost 4km of exclusive Merran Creek frontage and only 20km from Swan Hill.
- Two residences on high red rises offering unprecedented water views. Main residence 3BR BV home in attractive garden surrounds to water's edge. 2BR weatherboard cottage. Both have own privacy and within 20m of creek.
- Well balanced mix of dryland and irrigation featuring very good layouts on soft fertile red and grey loams, growing cereals and sub/rye dominant pastures. Option for lucerne and other summer crops. 25% share of 107ha/265ac growing crop included.
- 4-5 std shearing shed and sheep yards, machinery shed. 250mm/10" pump on Merran Creek. Stock water off creek or from two stock dams. Good fencing dividing easily managed paddocks.
- 8ML S&D water included. Offer on 40ML General Security water to successful purchaser at market rates.
- Locally renowned camping and fishing spots on the pristine creek frontage. Over 58 years of enjoyed and successful ownership.

**TYPE:** Sold

**INTERNET ID:** 300P127406

### CONTACT DETAILS

**Murray / Mallee Region**

52-54 Curlewis St  
Swan Hill, VIC  
03 5036 0100

**Peter Robertson**  
0417 636 348

- Land Area 167.6 hectares







