



## 1136 Cobb Highway, DENILIKUIN, NSW 2710

Pretty Pine Irrigation, Livestock and Cropping Country

**434.90 hectares, 1,074.64 acres**

Elders Real Estate Deniliquin is delighted to present for sale the mixed farming property 'Pine Park' 1136 Cobb Highway, Deniliquin NSW.

Situated in the highly regarded Pretty Pine district just 16 kilometres north of the Deniliquin CBD, the property has been carefully developed and nurtured by the one family for 150 years.

Featuring an excellent mix of country from red to grey clay loams, and undulating red sandy loam soils, the property has been utilised for winter and summer cropping, fodder, and beef production.

Key features:

- 434.9 hectares (1,074.6 acres) of highly versatile farmland having been exceptionally well fenced into several main paddocks

**TYPE:** For Sale

**INTERNET ID:** 300P186129

**SALE DETAILS**

by Expression of  
Interest

**CONTACT DETAILS**

**Elders Deniliquin**

351 Albert Street  
Deniliquin, NSW  
03 5890 5100

**Matt Horne**  
0409 355 733

- Renovated three-bedroom, one-bathroom brick veneer home featuring new kitchen, flooring, and paint, two split systems, and set in a low maintenance enclosed yard with adjoining 13 x 6 metre open front shed/garage/workshop
- Extensive shedding includes a 36 x 18 x 5.1 metre high clearance three-sided machinery shed with power and lighting, four 22,500 litre rainwater tanks, 18 x 9 metre three-sided machinery shed, and 18 x 9 metre hay shed
- Livestock facilities consist of a three stand electric shearing shed with adjoining steel yards
- Additional working infrastructure includes three 45 tonne cone-based grain silos, 2,200 litre overhead bulk diesel tank, and boom spray or fire fighter quick fill point
- Presenting a good standard of fencing throughout, with stock waters consisting of troughs in the four paddocks around the house, channel, bay filled, and catchment dams, in addition to the Dahwilly main channel (MIL) that dissects through the holding
- Irrigation development consists of 108 hectares (267 acres) of laser levelled border check irrigation, 15 hectares (37 acres) of border check, 33 hectares (82 acres) of original contour layout with scope for further development. An irrigation survey and design for part of the holding with proposed storage dam site can be made available upon request
- Secure water access via Murray Irrigation Limited with 651 MIL Water Entitlements available, 1,056 MIL Delivery Entitlements, three large delivery outlets (two Dethridge wheels and one flume gate), two stock and domestic outlets, electric spearpoint bore (requiring attention) with a 140ML Lower Murray Shallow Ground Water Licence.

'Pine Park' Deniliquin is offered for sale by Expressions of Interest closing at midday on Wednesday the 29th of October 2025.

For further details or to arrange a property inspection, please contact Matt Horne on 0409 355 733 or 0358 810 600

- Land Area 434.9 hectares
- Bedrooms: 3
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>













