



Lot 2 Old Barmah Road, MOAMA, NSW 2731

Grazing Holding - 51.4ha | 127 Acres

51.40 hectares, 127.01 acres

Ideally positioned just 5 km north-east of Moama's CBD, this 51.4-hectare (127-acre) property presents an excellent opportunity to secure a versatile irrigable grazing and cropping block in a well-regarded farming district.

Land & Water:

Comprising approximately 127 acres, the property is developed for flood irrigation and divided into four main paddocks. It includes 111 ML Zone 11 water entitlements, 4 ML of Stock & Domestic water, and a delivery entitlement of 107 ML, ensuring outstanding water security. A river pump supplies a 22,000-litre tank, providing a dependable source for stock and general use. The land features highly productive soils, well suited to a broad range of agricultural enterprises.

Improvements:

24m x 9m machinery shed (built c.2019) with one enclosed bay, providing excellent storage and practicality

TYPE: For Sale

INTERNET ID: 300P186409

SALE DETAILS

For Sale

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
Melbourne, VIC
03 5481 1000

Oliver Boyd
0407 095 143

Location:

Situated opposite Coco Bend Caravan Park and only minutes from the heart of Moama, this property combines scale, water security and convenience, making it ideal for local operators or those looking to expand their existing enterprise.

Contact:

Oliver Boyd ### Elders Rural Echuca

0407 095 143 | oliver.boyd@elders.com.au

- Land Area 51.4 hectares

