



1623 Redlands Road, RINGWOOD, NSW 2646

'Pine Grove'

496.00 hectares, 1,225.62 acres

Elders Rural Services Australia Limited is pleased to present for sale 'Pine Grove', a highly productive and versatile dryland and irrigated mixed farming enterprise ideally suited to cropping, fodder, sheep, beef, and wool production.

Ideally located 17km* north west of Corowa and spanning across 496 hectares (1,227 acres)*, 'Pine Grove's' productivity is underpinned by 149ML of high security Lower Murray Groundwater, centre pivot irrigation infrastructure, consistent fertiliser history and an excellent natural resource base including highly fertile soil profiles and reliable 550mm* annual rainfall average.

'Pine Grove' represents an outstanding opportunity to capitalise on a commercial scale asset strategically positioned to key regional centres, in addition to major export pathways.

Key investment features:

TYPE: Auction

INTERNET ID: 300P186783

AUCTION DETAILS

11:00am, Thursday
November 27th, 2025

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Henry Mackinnon
0408 408 299

- Total land area: 496 hectares (1,227 acres)*
- Comfortable four-bedroom residence comprising two bathrooms, an expansive kitchen, lounge and dining area, all set within a mature garden setting, inground swimming pool and original tennis court
- Quality working improvements including:
 - o Extensive five-bay machinery/hay shed (20m x 12m)*
 - o Fully enclosed and lockable machinery shed/workshop (16m x 12m)* comprising power, lighting and earth floor
 - o Three-sided six car garage/sundry shed (18m x 6m)* comprising power, lighting, in addition to a 5.5KW solar system
 - o 275 tonnes* of grain storage
 - o Original two-stand shearing shed with adjoining steel sheep yards
 - o Steel cattle yards comprising crush and loading ramp
- 80 hectares (197 acres)* under irrigation comprising a four span towable centre pivot irrigator with five pivot pads, in addition to a newly installed Iveco diesel generator and Tyco Flow control system
- 149ML water entitlement (available) sourced from the Lower Murray Groundwater Aquifer, in addition to a stock and domestic solar bore, multiple natural catchment dams, strategic network of troughs, in addition to 110,000 litres* rainwater storage
- Quality standard of fencing with predominantly steel configurations of ring lock, plain and barb with electric support, in addition to a strategic laneway system
- Ideally located 17km* north west Corowa, 40km* north east Yarrawonga and 76km* north west Albury/Wodonga.

'Pine Grove' is being offered for sale via Public Auction on Thursday 27th of November 2025 at 11am (AEDT) at The Albury Club.

Henry Mackinnon 0408 408 299

Matt Horne 0409 355 733

Nick Myer 0427 610 278

* denotes approximately

- Land Area 496 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2





