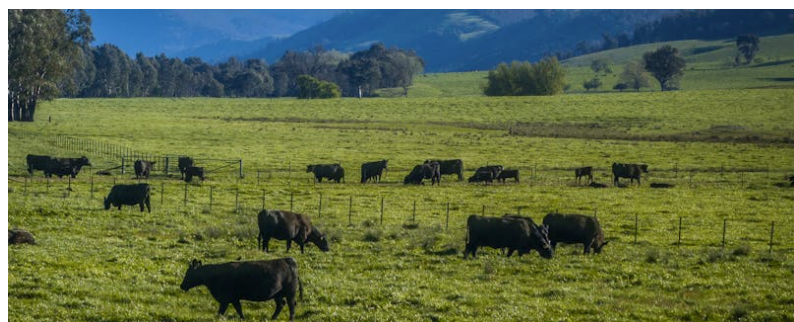




3091 Shelley Road, WALWA, VIC 3709

'The Glen Pastoral Portfolio'

746.00 hectares, 1,843.37 acres

Elders Rural Services Australia Limited is delighted to present for sale 'The Glen Pastoral Portfolio', one of the Upper Murray's most significant and notable portfolios, widely renowned for its production of high-quality Angus cattle, heavy carrying alluvial Murray River flats and its reliable and secure water resources.

Ideally located 2km* south of Walwa, the portfolio comprising the properties 'Glenview', 'Walwa Park' and 'JR's' occupies a total land area of 746 hectares (1,843 acres)* supported by a beautifully presented Victorian-style homestead, quality working improvements and manager/staff accommodation, a high-quality natural resource base, ongoing pasture improvements and fertiliser history, in addition to extensive Murray River frontage.

'The Glen Pastoral Portfolio' has been strategically accumulated over the span of five decades and presents a truly unique opportunity to acquire assets of distinction in the tightly held Upper Murray region.

TYPE: For Sale

INTERNET ID: 300P187338

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

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

Henry Mackinnon
0408 408 299

Key investment features:

- Total land area: 746 hectares (1,843 acres)*
 - o 'Glenview': 572 hectares (1,413 acres)*
 - o 'Walwa Park': 105 hectares (261 acres)*
 - o 'JR's': 69 hectares (170 acres)*
- Magnificent and beautifully presented Victorian-style homestead (c.1912) comprising four-bedrooms and two bathrooms, set within an established parklike garden setting
- Comfortable two-bedroom manager/staff residence
- Quality working improvements including three sets of steel cattle yards and extensive machinery, hay and sundry shedding
- Ongoing pasture improvement programs including an established selection of perennial/annual/biannual ryegrasses and clover, supported by a consistent fertiliser and input history
- Excellent standard of fencing incorporating a strategic laneway system for ease of livestock management
- Conservatively carrying 550##650 breeding cows (including registered herd), with progeny grown out to ~600 kg LWT
- Highly productive and versatile soil profiles including heavy carrying alluvial Murray River flats
- Abundant natural water supply via multiple surface sources including the Murray River, Walwa Creek, Sandy Creek, multiple catchment dams, a strategic network of troughs and 405,000 litres* of tank storage
- Suited to a range of livestock and fodder pursuits
- Reliable 820 mm (32 inch)* average annual rainfall
- Ideally located 2km* south of Walwa, 62km* south east of Holbrook and 117km* north east of Albury/Wodonga

'The Glen Pastoral Portfolio' is being offered for sale in one line or as three non-contingent assets being 'Glenview', 'Walwa Park', 'JR's' via Expression of Interest closing Thursday 4th December 2025 at 4pm (AEDT),

A comprehensive Information Memorandum is available upon request,

Henry Mackinnon 0408 408 299

Nick Myer 0427 610 278

* denotes approximately | boundary outline indicative

- Land Area 746 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2







