



1971 Stewarts Bridge Road, ECHUCA, VIC 3564

79.8ha (200ac) Irrigated holding near the Murray River

79.80 hectares, 197.19 acres

Set within the productive Lower Moira farming area, this 79.8 hectare (approx. 200 acre) property offers a balanced mix of irrigable country, dryland and timbered areas.

Around 40 hectares is laser-levelled irrigation country with mixed outlets, suited to a range of farming programs. The remaining land includes dryland and timber, providing grazing opportunities, shelter and scope for further development.

Improvements include a basic residence, a two-bedroom bungalow and sundry structures of nominal value for storage or general farm use. The property also includes 4ML of Zone 7 High Security water, supporting the irrigated portion of the holding.

The property is located approximately 30km east of Echuca, 10km south east of Barmah and 18km west of Nathalia, with practical access to services and processors across the region. Its proximity to the Murray River adds further value for farming and stock requirements.

TYPE: For Sale

INTERNET ID: 300P189490

SALE DETAILS

\$630,000- \$660,000

CONTACT DETAILS

Elders Real Estate Echuca
29-35 Cornelia Creek Road,
Echuca
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For more information, please contact Oliver Boyd on 0407 095 143 or oliver.boyd@elders.com.au

- Land Area 79.8 hectares
- Bedrooms: 2
- Bathrooms: 1



HOMESTEAD

Bedrooms	2
Bathrooms	1



