



296 Grimer Downs Lane, NOORONG, NSW 2732

'Burragorima'

1,146.00 hectares, 2,831.77 acres

•Southwest NSW grazing and cropping holding situated 47kms* east of Swan Hill, 53kms* northwest of Barham, having easement access to the Niemur River through the Murray Valley National Park.

•Conservatively managed having a healthy mix of ryegrass, trefoil clover, native grasses & herbage on a versatile range of soils.

•Unsurpassed stock water reticulation system to multiple well fenced paddocks serviced by two laneway systems and designed for intensive stocking programmes.

•Dual Grundfos Solar Pumps on the Niemur River. 1,000,000L* on farm stock water storage as 3 main and 8 poly water tanks to concrete troughs. Auxiliary electric pump at main shed as a supply backup. 4ML NSW High Security Water included on an independent water licence.

•Large multipurpose fully enclosed 36x13x9m* shed with power suited to store grain, hay or machinery. Steel cattle yards including loading race and Harrington cattle crush with 400* head capacity.

TYPE: For Sale

INTERNET ID: 300P189671

SALE DETAILS

\$2,200,000

CONTACT DETAILS

**Elders Real Estate
Wycheproof**

177 Broadway
Wycheproof, VIC
03 5036 0100

Peter Robertson
0417 636 348

•Forest Lease 308ha/761ac* currently part of grazing management.

*approx

Price: \$2,200,000

- Land Area 1146 hectares





