



300 Devon Road, DENILIQUN, NSW 2710

Southern Riverina Turnkey Irrigation Holding 1,508Ha / 3,726Ac*

1,507.96 hectares, 3,726.17 acres

Elders Real Estate Deniliquin are delighted to present for sale 'Birdwood' situated at 300 Devon Road, Deniliquin NSW. An extensively developed broadacre irrigation holding, purpose built to maximise water efficiency, reduce labour demands, and optimise yields.

Spanning a total land area of 1,508 hectares* (3,726.2 acres*) and located within proximity to key grain receival sites and export pathways, the property benefits from an optimal natural resource base, ultra-modern irrigation development, multiple water sources, fit for purpose support infrastructure, and extensive investment into soil amelioration.

The holding has been exceptionally well fenced with laneway system, and excellent internal roadways allowing for ease of machinery and livestock movement. With water access from the Murray Irrigation Limited irrigation district and a high-volume deep irrigation bore (Lower Murray Ground Water Aquifer â## 016), the property features secure water supply for both irrigation, and stock & domestic purposes.

TYPE: For Sale

INTERNET ID: 300P190090

SALE DETAILS

**EXPRESSON OF
INTEREST**

CONTACT DETAILS

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'Birdwood' presents prospective purchasers with an opportunity to secure a reliable broadacre irrigation holding with plant and equipment, and existing management available pending employment arrangements and if required.

Key Features:

- **Accommodation:** Four-bedroom, one bathroom brick veneer home with ducted evaporative cooling, slow combustion heating, office, additional toilet and shower located in the laundry and set within an enclosed yard with low maintenance lawns, established shade trees and garden. Water supply is via a submersible stock and domestic bore, in addition to an MIL stock and domestic pipeline. Adjacent the home is a secure shed (12x8m*) with adjoining 3 car carport (8x8m*).
- **Shedding:** 20x25m* machinery shed with compacted floor and sandy gravel overlay, 26x8m* sundry shed with power, lighting (1x bay) and adjoining 10x9m* skillion, 6x9m* secure workshop with concrete floor, power, lighting, and roller door access.
- **Irrigation:** Strategically developed to a Planright irrigation design, 'Birdwood' has been transformed into a turnkey irrigation holding encompassing 800 hectares* of modern spray irrigation development and 136 hectares* of laser levelled border check layout with high flow bay outlets and channel structures. The highly efficient spray irrigation comprises an Otech lateral move irrigator covering an area of 355.4ha*, and 6x Reinke centre pivot irrigators which cover 445ha* across 13x sites. The machines are operated via modern pump sets that are regularly serviced and maintained to a high standard. Supporting the irrigation development are 3x equipped storage dams capable of holding 50ML*, 100ML*, and 300ML* plus. The major storage is equipped with a CNP 12-16" vertical pump (300VTM13) coupled to a John Deere 4-cylinder diesel engine capable of 30ML/Day. This pump station is supported by a Batescrew 9-11 electric pump capable of 10ML/Day.
- **Water Supply & Water Entitlements:** Secure water supply is via Murray Irrigation Limited, with 2x delivery outlets (1x X-Large flume gate outlet, 1x Dethridge wheel), 625 MIL Water Entitlements, 1,579 MIL Delivery Entitlements, and a deep irrigation bore comprising of an Amarillo right angle gear drive pump coupled to a John Deere 6-cylinder diesel engine, and a 6,000 litre* bulk diesel tank. The bore has an annual Extraction Limit of 1,000ML, a Water NSW telemetry compliant metre and is capable of 10ML/Day, with water quality estimated to be in the range of 900 to 1,000ppm. A 0 Share Lower Murray Ground Water (016 aquifer) WAL is included with the property.
- **Livestock Facilities:** 2021 built 15x25m* shearing shed with concrete floor, 3x 5,000-gallon poly rainwater tanks, and adjoining 15x25m skillion. This quality-built shed was constructed by Rhys Tremble Concreting & Engineering and has been designed to cater for 4x Proway shearing modules. Adjacent the shed is a sizable set of steel sheep yards with bugle lead, drafting, race, stock water and loading facilities. Cattle infrastructure consists of easily accessible steel and timber yards with new crush and loading ramp.
- **Seed Storage:** Seed storage consists of 4x 120 tonne* Nelson silos (near new), 5x 40 tonne* cone-based silos, 1x 55 tonne/62m3 Sherwell fertiliser silo, 2x pellet silos (7 & 12 tonne*).
- **Fencing & Stock Waters:** Exceptional standard of fencing consisting of predominantly galvanised steel construction with barb, 3x plains and hinge joint combinations. Laneway systems allow for minimal labour and efficient movement of livestock. A reticulated watering system fed from a submersible bore and tank nearby the house provides sufficient water to the troughs throughout the property, in addition to dams, channels, Box Creek, and water storages. An MIL stock and domestic pipeline acts as a secondary option to the bore and is available if required.

- **Creek Frontage:** The property boasts extensive frontage to the Box Creek, providing excellent natural drainage and well-established timber that provides valuable shelter for livestock.

- **Cropping Program:** The 2025 cropping program grown under the guidance of a local agronomist consisted of 106ha* wheat (Scepter), 352ha* canola (Hyola Defender CT), 392ha* barley (Spartacus CL & Maximus CL), 224ha* vetch (Popany), balance of country lucerne, pasture, and support land.

- **Livestock Program:** The current program consists of 1,300 agistment sheep (maiden ewes being joined) grazing on stubbles, lucerne, and pasture.

- **Sale Terms Include:** Early agricultural access will be made available following an exchange of contracts and payment of the agreed deposit, 90-day settlement period.

'Birdwood' is presented to market via Expressions of Interest expiring at 12.00pm midday on Wednesday the 11th of March 2026. Enquiry and inspections are strongly recommended.

Matt Horne 0409 355 733

Elders Deniliquin 0358 810 600

*Denotes: Approximate

- Land Area 1507.959874 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







