



## Lot 73 & 74 Ham Road, MOAMA, NSW 2731

Prime Cleared Cropping Holding Auction | Thursday 19 February 2026 at 11.00am

**109.20 hectares, 269.83 acres**

Ideally located on the corner of Ham Road and Anderson Road, approximately 14 kilometres north-west of Moama and around 70 kilometres south-east of Deniliquin, this high-quality cropping holding presents an excellent opportunity to secure productive, tightly held country in a proven agricultural district.

The property comprises 109.2 hectares (270 acres\*) across two titles and is predominantly configured as one large, open paddock. Fully cleared and entirely arable, the land has been managed under a well-established cereal and canola cropping rotation, supported by fertile soil types suited to broadacre production. An excellent fertiliser history reflects long-term, responsible management, with the property remaining in the same family ownership for approximately 35 years.

Stock and domestic water is provided via a 6 megalitre entitlement connected to the Cadell Scheme, complemented by two dams. Power is available at the boundary but is not currently connected. The holding benefits from excellent access, with dual road frontage to both Ham Road and Anderson Road. This property will appeal to buyers seeking expansion, investment, or owner-occupier farming opportunities.

**TYPE:** Auction

**INTERNET ID:** 300P190869

### AUCTION DETAILS

11:00am, Thursday  
February 19th, 2026

### CONTACT DETAILS

**Elders Real Estate Echuca**  
29-35 Cornelia Creek Road,  
Echuca  
Melbourne, VIC  
03 5481 1000

**Oliver Boyd**  
0407 095 143

The land is offered with a price expectation of approximately \$10,000 per hectare or \$4,000 per acre. Settlement terms are a 10% deposit, with the balance payable at settlement in 60 days.

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Cadell on the Murray River Resort, 325 Perricoota Road, Moama

For further information or to arrange an inspection, please contact:

Oliver Boyd- 0407 095 143

- Land Area 109.2 hectares



