



136 Smith Road, COBRAM, VIC 3644

'MIRRABOOKA' Blue Ribbon Murray River Mixed-Farming & Dairy Asset – 3km to Cobram

311.61 hectares, 769.98 acres

A rare opportunity to secure a blue-ribbon Murray River property offering scale, security, flexibility and exceptional infrastructure in one of Northern Victoria's most tightly held agricultural districts. 'Mirrabooka' is a highly productive and well improved holding, ideally suited to mixed farming including cropping, livestock and dairy, with the benefit of being immediately Murray River side and located just 3km from Cobram, a prized combination of rural productivity and lifestyle convenience.

Comprising 770 acres across three titles, this premium holding is configured for efficient operation and strong long-term performance.

At its centre is a 50-bale rotary dairy with 15,500 litre vat and glycol cooling, supported by a high-quality, modern feeding and herd management system including an excellent disk mill feed system, two feed heads into new feed bins, and an Easydairy herd management system integrating the feed system and drafting gate. The dairy complex also features yard capacity for 500 cows, along with a dirt feed pad alongside the dairy positioned centrally within the farm, enhancing livestock flow and operational efficiency.

TYPE: For Sale

INTERNET ID: 300P192420

SALE DETAILS

Expressions of Interest:
Closing 25/02/26

CONTACT DETAILS

ELDERS WANGARATTA

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Wangaratta, VIC
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Water security is a standout feature of 'Mirrabooka', anchored by a 20-meg flowrate Murray River pump capable of being utilised year-round, offering reliable, high-volume delivery when required. Further strengthening the water profile is one GMW irrigation wheel, a 405-megalitre groundwater licence, and well-developed internal water infrastructure including excellent stock water from a stock and domestic bore reticulated to concrete troughs, good laneways and channels-all contributing to efficient grazing rotations, strong pasture performance and flexible whole-farm utilisation. An 800 megalitre take and use licence is available for the harvest and storage of opportunity drainage water.

The lifestyle component is equally compelling. The property includes a solid four-bedroom brick residence, renovated throughout internally, providing comfortable, modern family accommodation within a private rural setting, while still being only minutes from Cobram's schooling, medical services, retail and community facilities.

Adding further distinction is the property's immediate Murray River frontage, offering a highly sought-after natural asset that enhances both lifestyle enjoyment and long-term value. The riverside portion of the river flats is further improved by a new 1850 mtr kangaroo exclusion fence, supporting pasture protection, grazing management and productivity along this premium section of the holding.

With outstanding mixed-farming versatility, strong water security, a modern dairy platform, and an unrivalled position right on the Murray River just minutes from town, 'Mirrabooka' represents a tightly held, high-calibre agricultural investment of genuine regional significance.

- Land Area 311.607944 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







