



1105 Lindenow-Glenaladale Road, WUK WUK, VIC 3875

"Prime Mitchell River Flats Irrigation – *24 Acres of Proven Cropping Country"

For Sale by Expression of Interest â## Closing Friday 17 April at 2:00pm

Exceptional *24-Acre (9.71 Ha) Mitchell River Flats Holding

Secure a rare opportunity to own some of East Gippsland's most productive irrigation country.

Located at 1105 Lindenowâ##Glenaladale Road, Wuk Wuk, this premium

*24-acre parcel is perfectly set up for high-value horticulture or lucerne production. The property has been laser levelled and has successfully supported a range of crops - proof of its fertile soils and reliability.

Abundant water security is a standout, with significant allocations and direct river access for irrigation flexibility:

- 58.2 ML bore water entitlement

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P194152

SALE DETAILS

**E.O.I closing Friday 17
April 2:00pm**

CONTACT DETAILS

Colin Lane
0427 428 708

- 54 ML river water entitlement
- Pump site on the Mitchell River

With its proven productivity, ideal soil profile, and proximity to the renowned Lindenow vegetable-growing region, this property offers genuine potential whether you're establishing, expanding, or investing in a quality irrigated enterprise.

Expression of Interest documents:

Available through Elders Bairnsdale,
726 Princes Highway, Bairnsdale.

Contacts:

Colin Lane â## 0427 428 708

Carolyn Drane â## 0418 283 762

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* denotes approx

Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept o liability for errors or omissions. (including but not limited to a property's land size, boundaries and improvements) interested parties should make their own enquiries and obtain their own legal advice.



