



## - Murray River Road, PINE MOUNTAIN, VIC 3709

'Walwa Park'

**105.00 hectares, 259.45 acres**

Elders Rural Services Australia Limited is delighted to present for sale 'Walwa Park', a magnificent Murray River frontage holding offering 1.5km\* of river frontage.

Ideally positioned just 6km\* east of Walwa, 'Walwa Park' comprises a highly versatile and productive 105 hectares (261 acres) of freehold land within the renowned Upper Murray region, together with an additional 10 hectares (24 acres)\* held under Crown Land Licence.

The property benefits from quality working infrastructure, highly productive soil profiles, significant investment in pasture improvement and soil amelioration, and a secure natural water supply via direct access to the Murray River.

Key investment features:

- Total land area: 105 hectares (261 acres)\*

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:** 300P194313

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
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03 9609 6222

**Henry Mackinnon**  
0408 408 299

- Quality working improvements, including a machinery and hay shed, along with steel cattle yards featuring an RPM Crush.
- Highly productive soil profiles, including alluvial Murray River flats
- Ongoing pasture improvement programs including an established selection of perennial/annual/biannual ryegrasses and clover, supported by consistent fertiliser and input history
- Strategically subdivided into nine paddocks, featuring a high standard of fencing and a centralised laneway system
- Secure natural water supply via extensive Murray River frontage, a catchment dam and a 22,700 litre storage tank
- Suited to a range of livestock and fodder pursuits
- Reliable 820 mm (32 inch)\* average annual rainfall
- Opportunity to build your dream home (STCA)
- Ideally located approximately 6km\* east of Walwa, 38km\* north west of Corryong, 66km\* east of Holbrook and 121km\* north east of Albury/Wodonga.

'Walwa Park' is being offered for sale via Private Sale.

Henry Mackinnon 0408 408 299

Nick Myer 0427 610 268

\* denotes approximately | boundary outline indicative

- Land Area 105 hectares



