



Lot 57 Anderson Road, ECHUCA, VIC 3564

Campaspe River Frontage, Productive Grazing & Cropping Opportunity

68.80 hectares, 170.00 acres

Held in the one family for over 60 years, this exceptional Campaspe River property presents a rare opportunity to secure a versatile rural holding combining strong production capability with lifestyle appeal.

Ideally located just 12km from Echuca, the property comprises approximately 170 acres of well fenced grazing country, thoughtfully divided into three main paddocks for efficient management. The land is gently undulating, featuring a blend of grey self mulching soils and fertile sandy rises, well suited to cropping, livestock and mixed farming pursuits. A proven cropping history further underpins the productivity and reliability of the holding.

A standout feature is the impressive approximately 2 kilometres of direct Campaspe River frontage, providing a secure and reliable water source via a solar pump system, while also enhancing the property's natural appeal and lifestyle potential. Stock water is well catered for with troughs serviced by poly tanks and self filling systems throughout the property.

TYPE: For Sale

INTERNET ID: 300P194697

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

Improvements include quality fencing with concrete posts and cyclone wire, along with well positioned access gates to support ease of movement and day to day operations.

With its long standing ownership, productive soils, extensive river frontage and quality infrastructure, this is a highly appealing offering in a tightly held and sought after location.

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

Oliver Boyd

0407 095 143

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- Land Area 68.796559 hectares



