



5941 Boree-Morago Road, DENILIQUN, NSW 2710

'Birdwood 2', Southern Riverina | 645.22ha (1,594.39ac)

* Elders Real Estate is delighted to present to market the 645.22 hectare or 1,594.39-acre property 'Birdwood' Deniliquin. A Southern Riverina holding ideally situated just 30 kilometres northwest of Deniliquin in Southern NSW.

* An additional 18.23 hectare or 45-acre Enclosure Permit forms a total area of 663.45 hectares or 1,639.4 acres.

* Featuring 557 hectares or 1,376.3 acres of broadacre irrigation and dryland cropping country with excellent crop rotation, chemical, and fertiliser history.

* Presenting an Otech Lateral move irrigator (2011) covering 362 hectares or 895 acres. Operating with the assistance of a GPS guidance system this machine offers excellent labour and water efficiencies.

* Additional farmland consists of 195 hectares or 482 acres of broadacre cropping country, in addition to support land and some native vegetation.

TYPE: For Sale

INTERNET ID: 300P195189

CONTACT DETAILS

Elders Deniliquin

351 Albert Street

Deniliquin, NSW

03 5890 5100

Matt Horne

0409 355 733

* Easily accessible steel and timber cattle yards with crush and loading facilities.

* Secure water supply via Murray Irrigation Limited (MIL) with 1x X-Large irrigation outlet, 1x Large irrigation outlet, 1x Stock & Domestic pipeline outlet, and 612 MIL Delivery Entitlements.

* Strategically located within proximity to grain receival sites, livestock selling centres, cotton gins and key Agri-service hubs, the holding benefits from efficient access to markets, inputs and processing infrastructure, enhancing both operational efficiency and long-term viability.

* 'Birdwood 2' is a genuine turnkey operation, offering an exceptional balance of high-performance irrigation country and reliable dryland cropping soils. With scale, and water security already in place, the property is ideally suited to both expansion-driven operators and investors seeking a proven agricultural asset.

For further information or to arrange a property inspection, please contact Matt Horne of Elders on 0409 355 733, or the Elders Real Estate office on 0358 810 600.



