



1484 Centre Road, MOAMA, NSW 2731

'Gully Green' Moama NSW Premium Livestock, Irrigation & Cropping Holding 459.3 Hectares / 1,135.1 Acres

458.30 hectares, 1,132.46 acres

Elders Real Estate Echuca is delighted to present for sale 'Gully Green', Moama NSW. This outstanding mixed farming property has been thoughtfully developed with a strong focus on efficient livestock production, complemented by quality broadacre country suited to hay and cropping programs. Combining productive soils, secure water resources and excellent infrastructure, 'Gully Green' presents an exceptional opportunity in the highly regarded Green Gully farming district.

Spanning a total land area of 459.3 hectares (1,135.1 acres) and located within close proximity to livestock markets, feedlots, meat processors, key grain receival sites and export pathways, the property benefits from fertile loam soils, established shelter belts and fit-for-purpose support infrastructure.

The property has been fenced into 26 main paddocks, with good internal roadways and a central laneway system allowing ease of machinery and livestock movement. With water access via the Moira Private Irrigation District (Farm No. 7A), the property features a secure water supply for stock and domestic use, as well as irrigation

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TYPE: Auction

INTERNET ID: 300P199359

AUCTION DETAILS

11:00am, Friday September 4th, 2026

CONTACT DETAILS

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

Oliver Boyd
0407 095 143

purposes.

Ideally located just 22km north of Moama, 57km south of Deniliquin, 116km north-east of Bendigo and 240km north of Melbourne.

'Gully Green' features a beautifully presented three-bedroom, two-bathroom country-style home nestled on the banks of the timber-lined Green Gully. Built in 2006 by local builder Kevin Foster, the home features a James Hardie fibre-cement weatherboard exterior with a corrugated iron roof, 9ft ceilings throughout, Daikin ducted reverse-cycle heating and cooling, a slow-combustion heater, spotted gum polished flooring, a spacious kitchen with electric appliances and walk-in pantry, full wrap-around verandas with decking, two 30,000-litre rainwater tanks, a secure double garage with adjoining office or guest accommodation, an established eco garden, and an outdoor bar and firepit area.

Modern shedding consists of a 24m x 13m secure Colorbond high-clearance shed with workshop, power, lighting, a 5kW solar system, one concreted bay with workbench, mezzanine and air compressor, two 22,500-litre rainwater tanks, a near-new 24m x 15m high-clearance hay shed, an 18m x 9m machinery/sundry shed with a 14,100-litre rainwater tank, and a 4m x 6m shed utilised for storing boom spray and chemical-related equipment.

Sheep-handling improvements consist of centrally located undercover steel sheep yards with adequate drafting, drenching and classing facilities. A set of timber and steel cattle yards is situated in the south-western corner of the property near the front entrance.

The holding features gently undulating red loam soils ideal for a range of farming pursuits, whilst Green Gully, an original Murray River watercourse, meanders through the property, presenting excellent drainage options, shelter and cover for livestock. A standout feature of the property is its remarkable birdlife, offering a peaceful natural setting where a diverse array of native bird species can be observed throughout the year.

'Gully Green' has been well fenced into 26 main paddocks. A central laneway system allows for efficient livestock movement, whilst 10 sizeable containment pens ranging from 0.5 to 1 hectare are available for the efficient fattening and finishing of lambs or cattle. The boundary fencing is in good condition, with 1.5km of fencing abutting Moira Road to be replaced over the coming months prior to settlement. It is estimated that approximately 70% of the fencing across the holding can be electrified.

'Gully Green' is situated within the Moira Private Irrigation District irrigation footprint (Farm No. 7A) and has one Dethridge wheel outlet, 283 MPID Delivery Rights, and 7ML MPID Stock and Domestic Entitlements. Irrigation development consists of 103 hectares, or approximately 255 acres, of laser-levelled border-check irrigation layout with quality channels and bay outlets, and a recycle system incorporating a 10ML storage dam and a 6-inch Kenflow pump with Lister Petter diesel engine. The stock and domestic water supply throughout the property consists of a 5ML channel- and gully-filled storage dam, a Mono solar pump with tracking solar system, two 22,500-litre poly holding tanks, 9.5km of 2-inch poly pipeline feeding 42 troughs (1,200-litre and 600-litre concrete troughs). A stock and domestic solar bore with submersible pump and tracking solar system is situated at the storage dam and is available if required.

Since acquiring the property in 1992, the Evans family has successfully operated 'Gully Green' as a highly productive mixed farming enterprise. Their operation has centred around the breeding and finishing initially Dorper sheep and then moving to the niche market of Babydoll sheep, complemented by hay production and winter cropping. Efficient flood irrigation has enhanced the productivity of the broadacre farming country,

supporting consistent and reliable production across all seasons. Over the past four years, the property has been leased to a local family producing hay and grain, in addition to fattening cattle and sheep. This lease will formally expire on 31 December 2026, allowing for vacant possession on settlement.

Located near Echuca/Moama, arguably one of the finest regional centres along the Murray River, the area features sporting clubs, schooling options, hotels and community clubs, excellent retail facilities and restaurants, hospital and medical services, veterinary clinics, the Echuca and District Livestock Exchange, and a wide range of agricultural service centres.

Sale Terms: 10% deposit, with settlement on Friday, 15 January 2027.

Auction:

Friday 4 September 2026, 11:00am

Cadell on the Murray Resort

325 Perricoota Road, Moama NSW 2731

Oliver Boyd: 0407 095 143

Matt Horne: 0409 355 733

Elders Echuca: (03) 5481 1000

- Land Area 458.3 hectares
- Bedrooms: 3
- Bathrooms: 3



HOMESTEAD

Bedrooms	3
Bathrooms	3







