



## 16 Woollards Road, PATCHEWOLLOCK, VIC 3491

COUNTRY LIFESTYLE AND INCOME Expression of interest closing Midday Wednesday 12th October 2022 at Elders Swan Hill

**255.55 hectares, 631.46 acres**

Comfortable '78 built 4 bedroom 2 bathroom brick veneer sandstone brick residence. 21sq\* living area surrounded by 2.4m\* verandah. Double garage, machinery shed, barn.

245ha\* arable cropping land being undulating sandy loam to red loam flats sown to barley and previously wheat, oats and vetch for hay, and lentils.

Situated on the southern edge of the Patchewollock township with frontage to the sealed Ouyen-Patchewollock Road. Grain receival sites at Patchewollock and Ouyen. Major livestock selling centre at Ouyen.

Crop and chemical records available on request. Secure Stock and Domestic from the Grampian Wimmera Mallee Pipeline System. Tanks and troughs.

Growing crop not included in the sale. Settlement January 2023.

\*Denotes approximately.

**TYPE:** Sold

**INTERNET ID:** 300P69690

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Murray / Mallee Region**

52-54 Curlewis St  
Swan Hill, VIC  
03 5036 0100

**Peter Robertson**  
0417 636 348

- Land Area 255.55 hectares

