

Sold



'Pine Grove', 1623 Redlands Road, Corowa



MIXED CROPPING/GRAZING PROPERTY CLOSE TO COROWA

496.58 HECTARES / 1,227.05 ACRES

- Well located 15 km Corowa, 35 km Mulwala, 75 km Albury, on sealed Redlands Road.
- Flat to gently sloping country, mainly well-drained red loams, small area heavier grey soils: timber predominantly box trees & Murray Pines.
- Solid four bedroom brick home, two bathrooms, high ceilings, two reverse cycle air conditioners, two open fireplaces, large living room extension, 12m in-ground swimming pool, 1 x 6 car garage, single garage, established garden, gravel tennis court, 5.5 kw solar system.
- Two irrigation licences: West Corugan (200ML) & Groundwater (149ML), one pivot, 5 pads, diesel engine and pump, plus approximately 200 acres of flood irrigation.
- Improvements include older two stand woolshed, steel cattle & sheep yards, large 30m x 12m machinery shed, smaller shedding, 5 silos, approximately 110,000L rain water.
- Stock water is from a bore and catchment dams, while fencing is of a very high standard.

'Pine Grove' is a stand-out property in the tightly held farming country west of Corowa, capable of many farming pursuits including cropping, oilseeds, fat lambs, wool and cattle. The soils are fertile, with strong fertiliser history and weed control, while the infrastructure is in place for irrigation and the

4 2 7 496.58 ha

Price	SOLD
Property Type	Residential
Property ID	1804
Category	Rural
Land Area	496.58 ha

Agent Details

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Office Details

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Paull & Scollard

Nutrien
Ag Solutions

structural improvements are in good condition.

TERMS: 10% DEPOSIT, SETTLEMENT AFTER HARVEST JANUARY 2020.
INFORMATION MEMORANDUM AVAILABLE UPON REQUEST.

EXPRESSIONS OF INTEREST: CLOSE THURSDAY 10 OCTOBER 2019 AT 4.00
P.M.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

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