

Sold



## 1 Spellisey Road, Elmore



### Rare Liquid Asset

GOORNONG ELMORE DISTRICT RARE LIQUID ASSET

239.68acs / 96.99ha up to 750ml Water Licence available @ Market Value

FOR SALE BY TENDER As a Whole or in 3 Portions (UNLESS SOLD PRIOR)

Tenders Close 1.00pm Monday 17th October

Situation:- Approximately 10kms Elmore, 10kms Goornong and 160kms Melbourne.

Lot 1:- Irrigation portion 77.95acs / 31.54ha - 3 Phase Powered Bore, 12 Casing yielding 3 3 megs per 24 hours. Large recycle dam. 40acs layed out with trickle tape irrigation. Deep red loam soil types.

Lot 2:- 66.13acs / 26.76ha. adjoining Lot 1. Has water license for a bore. Principally deep red loam soils with stands of delightful trees.

Lot 3:- Delightful 95.6acs 38.64ha on 2 crown allotments. (across Cowan Road from Lots 1 & 2 ) Shade helter trees. Deep red loam soils.

Comments:- Rare opportunity to purchase outstanding properties with a history of successful production and top financial returns. Located in a highly regarded district.

 1  1  239.68 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16
<b>Land Area</b>	239.68 ac

### Agent Details

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### Office Details

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**McCORMICK & CO**

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