

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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is*

 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

Scott McCormick - 0409 216 465

### Office Details

Toorak  
Level 1, 459 Toorak Road Toorak VIC  
3142 Australia  
03 9296 2044

**McCORMICK & CO**

*accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*