



Old Mail Road, **Wargan**

6 2 3

"COWRA STATION" - WHAT A LIFESTYLE!

- * "Cowra Station" is located on the banks of the Murray River approximately 25kms west of Mildura
- * It has a total area of 10,349 acres (approximately), 12kms of river frontage & a 300 acre (approximate) billabong
- * Currently operated as a mixed enterprise with sheep grazing, irrigated vegetable production & cereal cropping being the main sources of farming income
- * In addition the Shearers Quarters have been turned into group tourist accommodation for up to 30 guests
- * There are two homes on the property, extensive shedding (including shearing shed) & numerous stock yards
- * Potential for permanent plantings with a 370 megalitre water entitlement & private pipeline
- * A unique opportunity to own a lifestyle property like this rarely comes available - for further information contact Robert J Stephens for an Information Memorandum

10,349 acre

\$4.5 to \$5 million

ID# 31119150087

Open for Inspection
By Appointment



Robert J Stephens
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