







‘Retrac Park’ – 1 km River Frontage + Ground Water + Land = The Perfect Mix

3 1 6 121.00ac

Land: 121 Acres or 48.97 Hectares

Situation: ‘Retrac Park’ is located on the Campaspe River at Elmore. Elmore is a thriving farming community only 44km Bendigo, 44km Echuca and 169 km Melbourne CBD. Known as the small town with a big heart, Elmore is home to the Elmore Events Centre. Elmore Events Centre hosts the Elmore field Days and is also the home of the Elmore Equestrian Park.

Home: Immaculately presented three-bedroom older style home with polished timber floors comprising Kitchen and dining area, lounge, family room, two toilets and new bathroom set in a delightful garden environment 100 metres from the Campaspe River.

Farm: 121 Acres or 48.97 Hectares with 200mg ground water licence with bore along with 317mg water *USE licence for surface water from the Campaspe River.*Note: The water use licence does not include the water. Presently producing Lucerne Hay off 18 Hectares laser graded for flood irrigation. A further 18 Hectares of pasture laser graded for irrigation has potential for Lucerne production and is currently used as pasture for thoroughbred horses. 2.5 Hectares previously used for tomato production offers further options as does the remaining land that could be set up for irrigation and has been used for hay production and pasture for stock.

Water: 200 mg ground water with bore, 317 mg water use licence for surface water from the Campaspe River. Riparian Water Right for stock and domestic water from Campaspe River. 90,000 litre rainwater storage connected to the home. 22,000 litre storage off old dairy used for liquid fertiliser preparation.

Price	SOLD
Property Type	Residential
Property ID	110
Land Area	121.00 ac

Agent Details

Scott McCormick - 0409 216 465

Office Details

Toorak
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McCORMICK & CO

Outbuildings: 5 x sheds including 1 x 5 bay machinery/hay shed, 1 x 3 bay machinery/hay shed, 1 x 2 bay shed with power (used as workshop), 1 x 3 bay shed for vehicles/storage, 1 x small animal shed 1 x chicken coop and Stock yards.

Agent Remarks: Exceptional opportunity to purchase a beautiful river front property that delivers lifestyle and income in a highly regarded area.

For Sale: Price Range $990,000 - $1,080,000

Inspect: By appointment

Scott McCormick 0409 216 465

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