

Choice Irrigation Property – 94.86 Acres

4 1 5 94.86ac

Price	SOLD for $965,000
Property Type	Residential
Property ID	5085
Land Area	94.86 ac

This highly improved and well-presented property offers a fantastic lifestyle opportunity and the ability to generate income. Comprising of 38.39 hectares (94.86 Acres) of choice Cobram loam soil, with extensive improvements, excellent irrigation water supply and a prime location only moments from Cobram and with frontage to two sealed roads.

Key points of interest – Land & Water

· Highly productive fertile land

· Fully developed farm plan with excellent water supply and drainage

· Impressive flood irrigation system with pipes and risers, padman stops on timers, recycle dam with 40hp diesel motor

· Property sold with 4 megs of HR water and 171 megs of drinking quality groundwater. Has 1.64 DS and stock and domestic bore

Other improvements include

· Quality 15-year-old Neatline home. House is nicely elevated and presents in excellent condition. Features open plan living area, and spacious kitchen with electric cooking, ample cupboard space, dishwasher and large breakfast bar. Has four generous sized bedrooms all with built-in-robes, three with ceiling fans. Full size double entry family bathroom, generous laundry and separate toilet. Floating timber flooring in dining/kitchen area, reverse cycle split system air-conditioning and cozy wood heater. Carport under roofline, and spacious entertaining deck with pleasant outlook over farm.

· Double lock-up garage with concrete floor and power

· Five bay machinery shed with power, two bays lock-up with concrete floor and work bench.

· Old dairy, cattle yards, chook house, dog enclosure, and well-

Agent Details

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ANDREW JENKINS
REAL ESTATE

presented and maintained surrounds.

A very appealing and versatile property suitable for a variety of agricultural uses (cropping, grazing, horticultural). Rarely available and a must to inspect.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

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