



ROSEDALE VIC 3847

IRRIGATED FARMLAND

108.46 hectares, 267.99 acres

268 acres (almost organic status)

133 megs Sale aquifer

3 phase power to bore

2 centre pivots covering 120 acres

- 6 span on Lucerne/mixed grasses

- 5 span red/white Clover, fescue, coxfoot

20 Acre subsurface drip with hydrants filters & sub main 10 acres sown to maize

Balance of property 128 acres sown to annuals/permanent, cover crops

Stock & Domestic bore with solar pump, 10 troughs

500mtrs to Latrobe River

TYPE: Sold

INTERNET ID: 21795041

SALE DETAILS

\$1,600,000

CONTACT DETAILS

Elders of Sale

2 - 8 Maffra Sale Road

Sale, VIC

03 5144 4444

Tracey Wigglesworth

0427 444 044

Wide range of soil types from free draining sandy loams to heavy black secondary river flat clay loams

Suitable for Vegetables, horticulture, fodder production, cattle,lambs

Artesian bore 10" screen 8" main pipe, new submersible pump.....depth 130mtrs, water level @ 30 mtrs

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

Or call us on (03) 5144 4444

- Land Area 108.455752 hectares

