



## Bethel Road, BURRUMBUTTOCK, NSW 2642

Prime Location with Endless Potential!

**209.22 hectares, 516.99 acres**

A truly unique invitation to secure one of Burrumbuttock's most captivating lifestyle/cropping blocks. Discover an extraordinary rural residential lifestyle opportunity; a rare property offering dual land use, water access and power close by and excellent cropping or grazing prospects. The perfect blend of rural productivity and lifestyle quality-position the residence with scenic views of the surrounding rolling countryside and adjoining farmland.

LOT 301 comprises 22 hectares of wheat and 72 hectares of canola, offering a strong balance of cereal and oilseed production. Meanwhile, LOTs 302 and 303 collectively feature 66 hectares of wheat and 27 hectares of canola, presenting a well-diversified cropping program across quality arable land. With a total of 88 hectares of wheat and 99 hectares of canola across all three lots, this is an excellent opportunity for investors or operators seeking scale, rotation diversity, and proven productivity.

Located approximately 5½ km south-east of Burrumbuttock, one of the Riverina's most sought-after districts, renowned for its agricultural productivity and community spirit and 27½ km to Albury/Wodonga, providing easy access to regional services, schools,

**TYPE:** Auction

**INTERNET ID:** 21P9335

### **AUCTION DETAILS**

11:00am, Saturday  
September 13th, 2025

### **CONTACT DETAILS**

**Albury**  
140 High Street  
WODONGA, VIC  
02 6021 2199

**Kristy Leathem**  
0419 551 224

healthcare, retail, and transport networks. This offering brings the best of both worlds: quiet country living with city access and very few properties of this scale, quality and versatility ever appearing on market.

This parcel of land offers rural and residential zoning, allowing for both farming enterprises and lifestyle development. The broad flat landform, ideal for cropping, pasture and wasier operational logistics is also approved subdivision into two separate titles, each with potential building entitlements and STCA (Subject To Council Approval) permits for individual dwellings. The adequate fencing throughout is suited to livestock rotation and paddock management, while further shedding or yards can be developed to suit cropping or grazing needs.

Town water is accessible, ensuring reliable domestic supply, whilst six well-located dams on-site, provide excellent water security for livestock and irrigation. The power available close by simplifying development and farm operations.

Pasture improved soils within a ~550â##580â#~mm rainfall zone, highly suited to both cropping and grazing. Comparable properties in the region deliver high-yield mixed farming potential, with scale and soil quality that support profitable agricultural output.

This is a fantastic opportunity for both seasoned farmers looking to expand their portfolio and newcomers wanting to start their farming journey. Don't miss out on this versatile property!

- Land Area 209.222477 hectares













