



1054 Johnson Road, KOTTA, VIC 3565

KOTTA - 1054 JOHNSON ROAD

18.21 hectares, 45.00 acres

COUNTRY LIVING WITH COUNTRY LIFESTYLE.

45 Acres (18HA) - 3.3 Megalitres.

This small farm is a gem. The Kentucky Napier Home is the home with the point of difference. The 3 bedroom western red cedar boasts all timber outside and in, and enjoys 2.3 metre verandas all round. The farm has been mostly lasered although not irrigated for some time. The property has ample shedding, lots of trees and shrubs, excellent rainwater storage and is totally solar powered. The location of this lifestyle farm is excellent, being 500 metres off the bitumen and less than 30 minutes from Echuca.

- Land Area 45 acres
- Bedrooms: 3
- Bathrooms: 1

TYPE: For Sale

INTERNET ID: 22264781

SALE DETAILS

FOR SALE

CONTACT DETAILS

Elders Real Estate Victoria

160 Queen Street

Melbourne, VIC

03 9609 6222

Wayne Eeles

0428 168 567

PROPERTY OVERVIEW

Land Use	Grazing, Cropping, Irrigation,
Grazing	Suitable All Livestock
Description of Country	Flat flood irrigation on read loam soils
Improvements	Shed 6m X 8m, Shed 3.5m X 7m with lean to 3.5m X 7m
Fencing	VERY GOOD

WATER/IRRIGATION

Water Supplies	Tanks, Dams
Comments	10,000 gal rainwater storage plus GMW Delivery.
Irrigation	Has not irrigated in recent years.

CROPS/PASTURES

Pastures	Annuals
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REGIONAL FACILITIES

Nearest Regional Centre	ECHUCA
Distance from Centre	ECHUCA 30.00
Nearest Town	Lockington
Distance from Town	10.00 km
Agriculture	Saleyard, Grain Silo, Truck Depot, Abattoirs, Dairy
Road to property	500 Mtrs of made gravel

TITLE/POSSESSION

Type	Freehold
Possession	Vacant Possession

HOMESTEAD

Description	A Kentucky Napier "Barwon 130" 3 bedroom western red cedar with 2.3 mtr verandas all round. Step into a very attractive home fully pine lined with cathedral ceilings. It enjoys an open plan lounge, dining and kitchen. The kitchen is all gas. A wood heater ensures winter warmth. The hot water is solar, as is the entire home.
Bedrooms	3
Bathrooms	1

LIVESTOCK

Additional comments	No stock currently, but ideal for all livestock and holds a very good body of feed.
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