



316 RIVER ROAD, WELAREGANG, NSW 2642

'MYORA' WELAREGANG / TOOMA | 313* ACRES / 127* HA

127.00 hectares, 313.82 acres

QUALITY UPPER MURRAY GRAZING

Elders Rural Property Albury is pleased to present for sale 'Myora', an excellent livestock landholding located within the Upper Murray district of South East New South Wales, one of the most highly regarded regions within New South Wales. Located 28* kilometres north of Corryong, 54* kilometres south of Tumbarumba and 145* kilometres north east of major regional centres Albury/Wodonga.

The property offers existing livestock enterprises to purchase an add on block, or agricultural investors to purchase a standalone operation within a reliable rainfall region. The property comprises balanced topography, with a substantial plateau basin area, gentle undulation and moderate undulating country with a small portion of hill grazing.

The property boasts a building entitlement which is located on a separate title with access to power. The opportunity offers the purchaser an exciting possibility to build a

TYPE: Sold

INTERNET ID: 23178626

AUCTION DETAILS

11:00am, Thursday August 26th, 2021. Online Auction via AuctionsPlus

CONTACT DETAILS

Elders Albury Rural and Business

297 Schubach Street
Albury, NSW
02 6021 3355

Henry Mackinnon

dream home, capturing the picturesque Upper Murray valley with views of Mount Kosciusko mountain range in the background.

KEY FEATURES:

- Total landholding of 127* hectares (313* acres),
- Reliable rainfall area with 31 - 32 inch (775mm - 800mm) yearly average,
- Lot 1/DP87351 & Lot 1/DP1258020 comprises power and building entitlement,
- Conservatively carries 130 breeders plus, with opportunity to enhance and suitable for prime lamb, wool and fodder production,
- Convenient working improvements, including steel cattle yards, one large three-sided machinery/hay shed, and one enclosed machinery shed,
- Accessed via sealed road frontage,
- Excellent fertiliser history on an annual basis throughout the property
- Good balance of improved and native pastures,
- Fencing is considered stock proof comprising electric support, barb, ring lock and netting,
- Enjoys good secure water with significant dams in all paddocks and a permanent creek,
- Demonstrates two dwellings, with both being suitable to renovations.

For an information memorandum, please contact the exclusive listing agents Henry Mackinnon 0408 408 299 or David Gittoes 0409 362 722.

FOR SALE BY ONLINE AUCTION Thursday 26th August 2021, 11:00am through AuctionsPlus.

Further information in relation to the sale conditions will be available within the contract of sale.

*denotes approximately

Inspection by appointment only

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- Land Area 127 hectares



