



1985 Cudgewa Bluff Road, WALWA, VIC 3709

Excellent Upper Murray Livestock Holding

185.00 hectares, 457.13 acres

Elders Rural Property Albury is delighted to offer to market BUCHHORN'S, a productive agricultural holding located in the highly regarded Upper Murray district of North East Victoria.

BUCHHORN'S provides an exciting opportunity for existing local livestock enterprises to purchase an additional landholding, or for agricultural investors from beyond the Upper Murray an opportunity to diversify current holdings. This property offers the security of purchasing an asset ideally located within a reliable rainfall district of North East Victoria. The property comprises 185* hectares (458* acres) of mainly gentle undulating topography with a small portion of low hill grazing country.

The property has been predominantly operated as a beef breeding and fattening enterprise. However, the property is also suited in part, prime lamb production, with opportunities for the purchaser to run a mixed livestock operation. In the past, BUCHHORN'S had one dwelling located on the northern section of the property, the house is long gone but access to power is available at the site. The purchaser has an opportunity to build a dream home on the property, with magnificent views towards Pine

TYPE: Sold

INTERNET ID: 23274047

AUCTION DETAILS

2:00pm, Friday November 5th, 2021. Walwa Golf Club

CONTACT DETAILS

Elders Albury Rural and Business

297 Schubach Street
Albury, NSW
02 6021 3355

Henry Mackinnon

Mountain (STCA).

KEY FEATURES

- Total landholding of 185* hectares (458* acres),
- Conservatively carries 150 plus breeders, with opportunity to further improve,
- Quality set of steel cattle yards,
- Ample water supplied via natural and spring fed dams,
- Good mixture of improved and native pastures throughout,
- High quality fencing throughout the property,
- Excellent extensive fertiliser and lime application, and
- Reliable rainfall area with 31 - 32-inch yearly average.

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

FOR SALE BY PUBLIC AUCTION Friday 5th November 2021, 2.00pm at the Walwa Golf Club.

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

*denotes approximately

Due diligence checklist: <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 185 hectares



