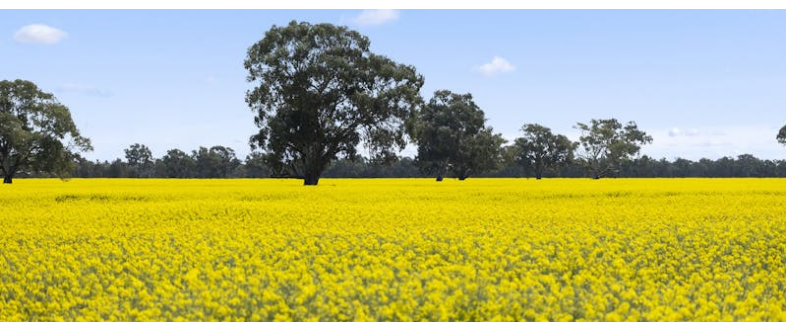




235 Clearview Road, SAVERNAKE, NSW 2646

"Clearview" – A Rare Broadacre Opportunity in a Renowned Farming District.

1,664.88 hectares, 4,113.91 acres

OFFERED AS A WHOLE OR TWO CONTINGENT LOTS.

CLEARVIEW AS A WHOLE - 1,664.98 Hectares / 4,114.18 acres (approx.)

CLEARVIEW SOUTH - 605.72 Hectares / 1,496.75 acres (approx.)

CLEARVIEW NORTH - 1,059.25 Hectares / 2,617.43 acres (approx.)

Proudly presented to the market for the first time in more than half a century, "Clearview" represents one of the largest and most productive broadacre holdings to be offered near the thriving tourist townships of Yarrawonga / Mulwala.

Ideally positioned approximately 20km from Mulwala and 26km from Barooga, this expansive property spans multiple road frontages along Clearview, Sloanes, Frasers, and Kilnyana Roads, ensuring excellent accessibility for large-scale operations and future versatility.

TYPE: For Sale

INTERNET ID: 300P188059

SALE DETAILS

\$3,200 - \$3,500 per acre

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**

48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Xavier Leslie
0409 324 037

Renowned for its consistent cereal production and offering exceptional scope for livestock breeding and fattening, "Clearview" is underpinned by productive red and grey loam soils, lightly scattered with box timber and supported by a strong fertiliser and chemical history.

Water security is well catered for via the Kilnyana Stock and Domestic Scheme, which reticulates to several tanks and troughs strategically placed throughout the holding.

INFRASTRUCTURE & IMPROVEMENTS:

"Clearview" is comprehensively developed with an array of farm infrastructure, ensuring operational efficiency and comfort:

- Expansive Four-Bedroom Homestead featuring two living areas, two bathrooms, and sweeping rural views.
- Grain Storage: 10 x 40-tonne (approx.) silos providing convenient on-farm storage capacity.
- 38m x 30m (approx.) open machinery shed
- 21m x 12m (approx.) machinery shed
- 42m x 18m (approx.) hay shed
- Shearing & Livestock Facilities: 10m x 20m (approx.) functional cyclone shearing shed.
- Workshops & Storage: 2 x hangars and a barn/storage shed (all attached).
- Water Storage: In excess of 300,000 litres of rainwater capacity.
- Fencing: Fair to good fencing throughout, ensuring efficient paddock management and livestock handling.

KEY HIGHLIGHTS:

- Broadacre holding in a tightly held, proven farming area.
- Reliable rainfall and productive soil types.
- Versatile enterprise mix â## Primarily cropping with grazing, or mixed farming potential.
- Excellent range of infrastructure to support large-scale operations.
- Functional family residence offering comfort and space.

SUMMARY:

"Clearview" offers a rare opportunity to secure a substantial and productive farming enterprise within one of the region's most dependable and sought-after agricultural zones. With its long history of reliability, extensive improvements, and proximity to key service towns, this property presents as an outstanding stand-alone rural investment or a valuable expansion acquisition for existing operators.

- Land Area 1664.876731 hectares
- Bedrooms: 4

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bathrooms: 3



HOMESTEAD

Bedrooms	4
Bathrooms	3







