



160 Carboor Upper Road, CARBOOR, VIC 3678

Versatile Grazing Holding with Scenic Outlook and Strong Production Appeal

96.72 hectares, 238.99 acres

Set against the breathtaking backdrop of Victoria's renowned Northeast, this exceptional 96.7 hectare (approx. 239 acre) rural holding presents a compelling opportunity to secure a versatile grazing property in the tightly held Carboor district.

Gently undulating across a picturesque landscape, the property offers a harmonious balance of productive pasture and native timber. Approximately 94% of the land is utilised for grazing, supported by fertile red Kandosol soils and a reliable average annual rainfall of around 986mm, underpinning consistent pasture performance and livestock productivity. With a potential carrying capacity of approximately 14 DSE/ha, the property is well suited to both cattle and sheep enterprises, while also appealing to lifestyle buyers seeking space, privacy and natural beauty.

The land's topography is highly usable, with an average slope of just over 3%, complemented by elevated positions that capture sweeping rural vistas across rolling hills and valleys. Pockets of established native vegetation provide valuable shelter for livestock, enhance biodiversity, and contribute to the property's overall character and appeal.

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.

TYPE: For Sale

INTERNET ID: 300P195508

SALE DETAILS

\$1,050,000

CONTACT DETAILS

ELDERS WANGARATTA

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Infrastructure is practical and functional, including well-maintained stockyards with a covered working area, allowing for efficient livestock handling year-round. A network of internal tracks ensures accessibility across the holding, while several dams provide reliable water for stock.

Positioned within proximity to key regional centres, the property is located approximately:

- 19km to Myrtleford, 34km to Beechworth, 37km to Wangaratta

with Melbourne accessible in under three hours.

This strategic location combines rural seclusion with convenient access to services, schooling and regional markets.

Whether you are expanding an existing grazing operation, seeking a high-quality investment, or pursuing a lifestyle change, this property delivers scale, productivity and natural appeal in equal measure.

Key Features:

- 96.7 hectares (approx.) in a tightly held North East location
- Productive grazing country with strong pasture base
- Reliable rainfall (~986mm annually)
- Red Kandosol soils, well regarded for grazing
- DAS reports approx. 14 DSE/ha potential carrying capacity
- Stockyards with covered handling facilities
- Multiple dams for stock water
- Balanced mix of open pasture and native bushland
- Accessible internal track network
- Scenic outlook with elevated positions

A rare opportunity to secure a quality holding in one of the region's most desirable rural pockets-offering productivity today and long-term potential for tomorrow.

- Land Area 96.719868 hectares





