

**619 Glenrowan West Road, Glenrowan West, VIC,
3675**



Rural For Sale

Saturday, 16 November 2024

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Type: Rural

PREMIUM LIFESTYLE AND PRODUCTIVE AGRICULTURAL OFFERING

LAWD is pleased to present for sale Nioka, a premium lifestyle and productive agricultural property located in the tightly held Greta West region of Northern Victoria.

KEY INVESTMENT HIGHLIGHTS:

510* hectares across two contiguous landholdings suited to a range of agricultural pursuits including sheep, beef and cropping.

Regular fertiliser application and integration of grazing/grain crops (canola, wheat and barley) underpins the joining of 3,250* merino and crossbred ewes in a self-replacing and trade/heavy lamb feedlot production system.

Secure water sourced from a groundwater bore (solar) supplying a reticulated water system, further supported by catchment dams (18) and tanks, in addition to reliable annual rainfall (710*mm).

Accommodation comprises a circa 1910 homestead consisting of five-bedrooms, two-bathrooms, office, dining/living areas and a modern kitchen with European appliances, set within established gardens as well as a three-bedroom workers cottage.

Quality operational improvements include a three-stand shearing shed, undercover sheep yards, a 3,500* head feedlot with shelters and feeders, machinery sheds, hay sheds, cattle yards and 120* tonnes of silo storage.

Strategically divided into 23* paddocks with an internal roadway system providing efficient access for the movement of livestock, machinery and heavy transport.

Located in the historical and tightly held Greta region, renowned for its agricultural versatility and rural lifestyle appeal, within proximity to Benalla (16* linear kilometres), Wangaratta (17* linear kilometres) and Melbourne (180* linear kilometres).

FOR SALE BY PRIVATE TREATY

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