

870 Walshs Bridge Road, Kaarimba, VIC, 3635



Rural For Sale

Saturday, 16 November 2024

870 Walshs Bridge Road, Kaarimba, VIC, 3635

Type: Rural

Mixed Farming Opportunity

LAWD in conjunction with Gagliardi Scott Real Estate are pleased to present for sale Pinewood, 870 Walshs Bridge Road, Kaarimba, a high-quality irrigated / dryland cropping and grazing opportunity benefitted by secure water in Victoria's Murray Valley region of Victoria.

KEY INVESTMENT HIGHLIGHTS INCLUDE:

First class irrigation with 72* hectares under centre pivot / lateral move irrigation, 106* hectares developed to flood / pipe riser with the balance comprising dryland cropping / support.

Currently utilised for the production of high value crops including cereal crops (wheat, barley and canola) and summer / forage crops (rye grass, brassicas, beans and lucerne) as well as wool and prime lamb production.

Fit for purpose rural infrastructure includes a three-stand shearing shed and yards, cattle yards, an array of rural shedding and grain storage.

Accommodation includes a three-bedroom dwelling with a fully equipped kitchen, dining room, large family room, bathroom and study, set within established gardens and manicured lawns.

Secure water entitlements include 300* megalitres of High Reliability 6B Lower Broken Creek and 100* megalitres of Low Reliability 6B Lower Broken Creek entitlements.

Benefitted by Goulburn-Murray Water via two direct extraction points from Broken River (direct frontage) as well as a 3.35* megalitre delivery share ensuring reliable water availability.

Well regarded soil types comprising predominantly East Shepparton fine sandy loams as well as areas of Goulburn loams. High level of land class development supported by an efficient layout, sound fertiliser application and fencing / laneways, greatly enhancing productivity.

Situated within proximity to Nathalia (9* linear kilometres), Shepparton (30* linear kilometres), Cobram (35* linear kilometres) and Yarrawonga (60* linear kilometres), in Victoria's Murray Valley region, close to labour sources, markets, infrastructure, processing and major water storages.

FOR SALE BY PRIVATE TREATY

*approximately

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