

# 'Part Talavera' Marrar Road, Downside, NSW, 2650



## Sold Rural

Thursday, 12 December 2024

'Part Talavera' Marrar Road, Downside, NSW, 2650

Type: Rural



Bruce Holden  
0428278546

## **Excellent Arable Addition or Starter**

Miller & James is proud to present 'Part Talavera', Downside NSW, an exceptional 174\* acre subdivision only 15 km from Wagga. 'Part Talavera' has been farmed as part of the historic holding of 'Talavera' for generations, achieving great results in feed and crop production.

### **KEY INVESTMENT HIGHLIGHTS**

- 174\* acres (70.43 hectares)
- 95% arable.
- Accessible by two sides, frontage to Marrar Road & Donohoes Lane.
- Average annual rainfall 575 mm
- 12\* minutes to Wagga.
- Divided into two paddocks.
- Fencing and gates are all in great condition.

'Part Talavera' is being offered for sale through a two-stage Expression of Interest process. The first stage will run until 10:00 am on Thursday 18th January 2024 and will seek non-binding offers from interested parties. Stage two will be a period of price discovery and negotiation between the vendor and interested parties with the aim of acceptance of a fully binding offer by the vendor. An offer may be accepted on the property prior to the conclusion of the EOI process.

The vendor is genuine and motivated to sell.

This subdivision has been approved by council and settlement will take place upon official registration.

Glen Simmons - 0478 093 271

Bruce Holden - 0428 278 546