

. Mack Road, Baddaginnie, Vic 3670



Mixed Farming For Sale

Friday, 22 March 2024

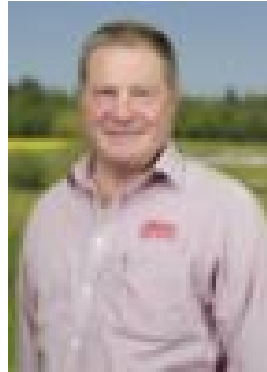
. Mack Road, Baddaginnie, Vic 3670

Area: 59 m2

Type: Mixed Farming



Michael Everard



Dave Colvin
0407500239

\$930,000

Location: The parcel of land is situated within the Farming Zone in the Rural City of Benalla, conveniently located approximately 10 kilometers from the town of Benalla and boasting easy freeway access, making it accessible within a 2-hour drive from Melbourne.**Land Attributes:****Subdivision:** The land is subdivided into two well-maintained paddocks by sturdy steel post and wire fencing.**Previous Use:** Historically, the paddock has been utilised for cropping and grazing, with a history of fertiliser and lime applications.**Water Resources:** The property has four dams, ensuring reliable stock water supply and enhancing agricultural sustainability.**Soil Composition:** Predominantly comprised of Sodosols or productive loamy clay soil types, ideal for various agricultural endeavors.**Climate:** With a reported annual rainfall of 690mm according to the Department of Agriculture Services (DAS), the area provides favorable conditions for farming activities.**Grazing Potential:** The DAS rating indicates a potential carrying capacity of 15.9 Dry Sheep Equivalent (DSE) per hectare, suggesting suitability for livestock grazing or mixed farming practices.**Vegetation and Land Use:** Approximately 96% of the land is cleared, complemented by fence line plantings and remnants of native timber, contributing to biodiversity and landscape aesthetics.**Development Opportunities:** The land is eligible for a building permit within the Farming Zone, offering flexibility for future infrastructure or residential development.**Topography:** Characterized by flat terrain with an elevation of 186 meters above sea level, facilitating ease of agricultural operations and infrastructure development.**In summary,** this parcel of land presents an attractive opportunity for lifestyle or mixed farming pursuits, boasting favorable environmental conditions, ample water resources, and convenient access to urban centers while offering potential for sustainable agricultural development.