

**\* North West Angle Road, Carwarp, Vic 3494**



**Sold Cropping**

Friday, 18 August 2023

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Area: 1703 m<sup>2</sup>

Type: Cropping

## Contact agent

Nutrien Harcourts Mildura are pleased to present for sale by Private Treaty, "Treloar's", located in the renowned and highly regarded eastern Millewa farming district of Carwarup. Comprising total land area of 1,703\*ha (4,208\*ac) over two crown allotments. 1,365\*ha (3,373\*ac.) being arable for cropping purposes. Areas sown to Wheat (Chief) and Barley (Spartacus). Subdivided into 8 paddocks, fenced for the management and containment of sheep. Double gateways between paddocks for easy of movement for modern machinery. Strategically located with proximity to agricultural service towns and grain receival centres. 10\*linear kms. west of Carwarup, 14\*linear kms. south of Red Cliffs, 24\*linear kms. south of Mildura, 70\*linear kms. north of Ouyen. Frontage to Northwest Angle Road and Yatpool West Road. Healthy and productive arable soil types and some favourable elevated aspects and topography aligned to a continuous cropping or hay production enterprise for suitable varieties of wheat, barley, oats, vetch, lupins, plus grazing of sheep if desired. Reliable pipeline water supply including receiving tanks, stock troughs in all paddocks. Annual rainfall zone of between 280\*mm to 300\*mm. The Carwarup district has long been renowned as a major cereal cropping and prime lamb producing agricultural zone of the northern Mallee district of Victoria with strong agricultural support facilities that service the agricultural and cereal growing hinterland. Unique opportunity for new or existing industry groups and investors, providing the essential elements of scale, versatility, operational efficiencies, well managed soils, all within a desirable and highly sought-after location. For sale by Private Treaty (POA). \*Approximate