

# . Omeo Highway, Tallangatta, Vic 3700

## Cropping For Sale

Monday, 22 April 2024

. Omeo Highway, Tallangatta, Vic 3700

Area: 40 m2

Type: Cropping



Billy Jones  
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## Contact Agents

Tucked away and secure to ensure peace and privacy, this Idyllic 100-acre north eastern grazing property in Tallangatta presents a fantastic private getaway. Nestled on an elevated location with spectacular uninterrupted views across the Mitta River and lake Hume, it presents as a wonderful farming or recreational retreat plus Tallangatta shopping village and schools are all only a short drive away. There are several excellent home sites to choose from (STCA) and so many potential uses with incredible timbered areas, unique elevated rocky outcrops, running creeks and beautiful rural scenery over the valley. A bonus is the old Dairy and potential for renovation, perhaps to lock up tools or motorbikes or maybe a tack room. The main features include:

- 40.23 ha - 100 ac freehold with three access gates off the Omeo Highway
- Qualifies for a planning permit to build ( STCA)
- A mix of perennial rye pastures with native species as well
- Mainly hill grazing country with some areas gentle undulating
- Excellent shelter with very good stands of native trees
- Organic management last 3 years
- Managed Blue Gum plantation - can be harvested
- Tallangatta - 7 min drive from front gate
- Albury/Wodonga - 35 min drive from front gate

Water & Infrastructure

- Older brick Dairy plus steel cattle yards with ramp
- Power available on property
- 2 dams plus two seasonal creeks, high rainfall area
- Some new boundary fencing and older internal fencing - eight paddocks

This presents a fantastic opportunity to add to your current holdings or build your dream Country Homestead (STCA) surrounded by sweeping landscapes and elevated views of the countryside, a private getaway offering the perfect escape from the hustle and bustle of town. Inspections strictly by appointment.

FOR SALE via Private Treaty

Contact Agents  
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