

**. Scholz Road, Allans Flat, Vic 3691**

**Lifestyle For Sale**

Saturday, 4 May 2024

. Scholz Road, Allans Flat, Vic 3691

Area: 14 m2

Type: Lifestyle



Billy Jones  
0438454950

## Contact Agent

Excellent cattle country or recreational block Nestled on a private 36-acre property located 8 km to Yackandandah and 26 to Albury/Wodonga, this property is a rare parcel of Allans Flat country that has run beef cattle and presents a wonderful opportunity to start a small farm, Equine property or the ultimate family recreational block - the kids will love it! "Scholz" will also appeal to those looking for a productive escape or a handy supplementary property ( add on) to an existing holding, situated in the 850mm rainfall zone and consists of gentle undulating red and brown loam soil. The property consists of lush pastures of perennial Phalaris and is subdivided into two paddocks, plus a laneway. The main features include:

- 14.53 ha (36 Acres Total)
- Spring fed well reticulated to one concrete trough
- Power available along Scholz road
- High rainfall district. (approx. 850 mm)
- Excellent access with dual road frontage
- Fertiliser history including single super and lime
- Excellent fencing with a mix of new and some older fencing.
- Incredible 360-degree views and only 20 min to Albury/Wodonga.
- Allans Flat water hole and rec reserve just down the road
- Farming zone may allow a shed to be built (STCA)

PLEASE NOTE, NO BUILDING ENTITLEMENT for permanent residence This presents a fantastic opportunity to add to your current holdings or create a private getaway offering the perfect escape from the hustle and bustle of town. Properties of this size and location are hard to find, and "Scholz" Allans Flat will not disappoint. Inspections strictly by appointment. FOR SALE Via Private Treaty - Information Memorandum available Contact Billy Jones 0438 454 950 Nutrien Harcourts Albury Rural Peter Ruaro 0447 600 825 Rodwells Wodonga