

**1000A Strathlea Road, Campbelltown, Vic 3364**

**HF RICHARDSON**

**Sold Mixed Farming**

Friday, 11 August 2023

1000A Strathlea Road, Campbelltown, Vic 3364

Area: 154 m2

Type: Mixed Farming



Mark Middleton



Ken McDonald  
0418524150

**\$2,700,000**

AUCTION Friday 4th August @ 1:00pm Campbelltown Hall, Molesworth St, Campbelltown VIC 3364 (the sale of this property is "plus gst") \_\_\_\_\_ Terms: 10% Deposit Settlement: 60 Days or alternative arrangements by approval from the selling agent \_\_\_\_\_ This well-located property presents an opportunity to secure an extraordinarily attractive and productive farm. Consisting of 154.1 hectares (380.8 acres approx.) of well-drained, undulating country, including a frontage to Joyces Creek which is lined by majestic river red gums. - Approximately 25 acres sown to established lucerne- In excess of 90% arable- Excellent fertiliser history- 12 paddocks and 3 dams- Central laneway system for ease of stock movement- Stock and domestic bore- Purpose-built lamb feedlot- Machinery/hay shed- Workshop and 3 stand shearing shed- New underground power connected- Stock pump station at creek for stock and domestic purposes The Strathlea/Campbelltown area has gained a great reputation for its high production cropping, sheep grazing and cattle production, with a mixture of fertile loam creek flats and heavy loam rises. This property presents a rare opportunity to secure a very productive farm in a tightly held area, in a very central location.