

1736 Great Alpine Road, Tarrawingee, Vic 3678

Nutrien [Harcourts](#)

Mixed Farming For Sale

Tuesday, 7 May 2024

1736 Great Alpine Road, Tarrawingee, Vic 3678

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 178 m2

Type: Mixed Farming



Joe McKenzie
0423655179

\$4,250,000 - \$4,650,000

Simply outstanding water supply on this Ovens River frontage property, situated between Tarrawingee and Everton. A substantial quantity of High reliable Ovens water currently with property negotiable but the Ovens water, Deep Creek, Bore and tanks make this productive farming operation droughtproof. Modern designed and installed irrigation system of risers, pump and suction all in place and stay with the farm. Summer crops, Autumn watering and/or a Spring finish all options when you have it at your disposal. Crops in recent years when required in 2019 included summer crops, or stands of Balansia and Rye for exceptional fodder results of hay or silage. Deisel Cummins motor on pump, set on trailer for ease of movement if required. 3 Bedroom home with verandah and shedding, sundry shedding and yards all in place. High exposure, if that's what you're after, with the privacy of river flats and superb Remnant Gums over the Deep Creek and down to the sandbars and heavily grazed flats. 15 or more paddocks, from improved Red loam soils to the Phalaris and Paspallum of the flats. Fishing, Sambar and Fallow Deer as well as your own stock is exciting as it is unique. 17 km to Wangaratta Rural City for shops, hospitals and secondary schools, 5 km to Tarrawingee or Everton for Food or Fuel. Freeway on our doorstep, 125 kms to Ski fields at Hotham and only 263 kms to Melbourne Airport if you want to go international. Property is superb opportunity to gain River frontage.. Inspections to suit.