

1750 Sidebottoms Road, Katandra West, Vic 3634



Cropping For Sale

Monday, 27 November 2023

1750 Sidebottoms Road, Katandra West, Vic 3634

Bedrooms: 3

Bathrooms: 1

Area: 134 m2

Type: Cropping



Kevin Hicks
0358218388



Lochlan Hicks
0458216577

AUCTION Friday 9th Feb @ 11am Katandra Rec Reserve

3 titles - total 134 ha - 333 acres 3 irrigation service points - to be sold with 4 delivery shares - no water shares Exceptional farm plan layout with fast and efficient flood irrigation system complete. Rubicon automation with timers and padman outlets (80 acres) sown to perennial pasture. Semi automated, sill outlets with padman timers deliver water to flood irrigation outlets and 15 minute ordering for water off a GMW piped delivery . All areas are fully recycled to reuse dam, equipped with diesel motor and pump (with timers & watch dogs). Central laneway system, full livestock access and troughs to 30 paddocks. The dairy has been converted into 'under cover' cattle yards for beef, with drenching race and a cattle crush with cattle scales. The dairy could easily be re-established only requiring the VAT & milk plant, everything is there for a 22 aside Herringbone operation. 'Minogue's' is an elite irrigation property capable of high yielding pasture production. The home is a 3-bedroom weatherboard and perfect for management close to the dairy/shedding with a safe lock-up house yard. There are several areas suitable for further home sites (STCA) with the farm only 5km away from the vibrant Katandra township and 20km north-east of Shepparton with bitumen road frontage and the bus stop at the front gate. 1750 Sidebottoms Road, Katandra West 325 Marionvale Road, Katandra West 1072 Jubilee Road, Katandra West To be auctioned on Friday 9th February @ 11am at the Katandra Rec Reserve.