

**2871 Katamatite-Yarrowonga Road, Katamatite, Vic
3649**



Cropping For Sale

Wednesday, 3 April 2024

2871 Katamatite-Yarrowonga Road, Katamatite, Vic 3649

Area: 144 m2

Type: Cropping



Paul Durden
0358218388

AUCTION Friday 26th April @ 11 am

Total area comprising 145 ha / 358 acres (approx.) is this picturesque property overlooking Broken Creek Reserves. Versatile land with a mix of sandy loam, loam, and fertile silt soils. Features a 40ha (100 acres) lasered irrigation layout, 81ha (200 acres) for cropping/grazing, and additional open timbered country providing shelter for stock. 3 road boundaries. Selling with 8.9ML HRW shares, and a realistic delivery share of 1.52 ML/day, making it great value and opportunity. Located just 3km east of Katamatite on Yarrowonga Road and centrally positioned between Yarrowonga and Shepparton plus only 15 minutes from Cobram/Barooga. To be auctioned at the Katamatite Football Club Rooms.