

380 Castles Road, Tongala, Vic 3621



Sold Cropping

Saturday, 3 February 2024

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Area: 55 m2

Type: Cropping



Luke Ryan

Contact agent

Farm sown to winter crop. Half Barley and Vetch and the other half sown to oats. Situated roughly 6km south west of Tongala is this 137 acre or 55.46ha property with very good soil types being mainly red sandy loam soils (Shepparton fine sandy loam) with some grey loam (Lemnos loam) to clay loam soils (Goulburn clay loam). Areas of pure sand on the north end of the property (Sandmont sand). Very good soil types that will be good for hay, cereal cropping, dairy out block or excellent market garden country. Irrigation available to the property with GMW connection via 3 outlets and 1.9 delivery shares. Very good natural fall on the land allowing fast and efficient irrigation. Irrigation set up needs a total revamp with farm currently flattened out and land forming required. Old dairy has power connected. Property is not organically certified, but would certainly suit a farmer looking for organic status. Very good drainage with community drain running through the property. Overall you will find that if you are prepared to undertake the earthworks and set this farm up with a good irrigation layout, you will find the high quality soil types will hold you in good stead to create a highly productive property suitable for a wide range of agricultural pursuits. Call Luke Ryan on 0438 841 127 to arrange an inspection.