

4181 Murray Valley Highway, Berringama, Vic 3691



Sold Lifestyle

Tuesday, 23 January 2024

4181 Murray Valley Highway, Berringama, Vic 3691

Area: 87 m2

Type: Lifestyle



John Honeychurch



Mat Jhonston
0456972784

\$1,135,000

UPPER MURRAY LIFESTYLE/GRAZING OPPORTUNITY 88 Ha - 217 Acres FOR SALE VIA PRIVATE TREATY –
INSPECTIONS STRICTLY BY APPOINTMENT ONLY – INFORMATION MEMORANDUM AVAILABLE
Rare opportunity to secure productive grazing property in the beautiful and highly sought after Upper Murray district of North East Victoria being less than 30 kilometres from all key services in the rural township of Corryong. Perfect "add-on" to existing farming operation being ideally suited to pasture production, livestock breeding and livestock grazing. Well suited also to the astute lifestyle buyer with the opportunity to establish a dwelling.

- Situated in beautiful Upper Murray district of North-East Victoria
- Magnificent district views of surrounding Victorian High Country
- Meets the minimum area requirement to establish a dwelling
- Easy access via the sealed Murray Valley Highway on western side
- Majority cleared being of undulating to rising topography
- Comprised mostly of grey loams rising to granitic based soil types
- Ideally suited to pasture production, livestock breeding and grazing
- Fully fenced and divided into five paddocks plus the shedding area
- Pasture improved with mix of ryegrasses and subterranean clovers
- Annual applications of single superphosphate fertiliser
- Excellent stock water via four spring fed dams plus two surface dams
- Plus permanent spring fed creek running through property
- Good annual weed control program to include aerial spraying
- Two machinery sheds with lockable bays plus steel cattle yards
- Only 20 mins to Corryong and less than 60 mins to Albury/Wodonga

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924 or Mathew Jhonston on 0456 972 784. Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Corcoran Parker accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions.