

80 Roosevelt Road, Yarroweyah, Vic 3644



Sold Cropping

Friday, 3 November 2023

80 Roosevelt Road, Yarroweyah, Vic 3644

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 37 m2

Type: Cropping



Jason Hicks

0437622612

\$720,000

Set on approx 94 acres of productive irrigation land, 80 Roosevelt Road, Yarroweyah has been offering a rewarding lifestyle to our vendors for over 14 years. Today, we present you with an exceptional opportunity to immerse yourself in the world of farming by acquiring this well laid out property. Key features include:

- A charming 3-bedroom weatherboard home, (in need of repair)
- Spacious kitchen and dining area, complemented by a separate lounge room
- Enclosed verandah providing additional storage space and potential fourth bedroom
- Generous laundry area with a second shower and toilet
- Delivery share of 1.6 and includes 2 megalitres of stock and domestic water
- Rainwater tanks for the house, as well as unmetered bore water supply (100 meters deep) with a pump
- Formerly used dairy facility (12 a side) with ample storage capacity and a yard area
- Horse arena/yard with a well-constructed ground base
- Calf rearing yards and three storage sheds
- Well-designed & lasered paddocks with efficient irrigation systems and livestock troughs
- Convenient central laneways and easy access from Roosevelt Road
- Ideally located near Cobram, Strathmerton, Numurkah, and Katamatite, offering easy connectivity to these towns

This represents an excellent opportunity for individuals seeking entry into the farming/grazing industry, as the property will be sold as a walk-in, walk-out arrangement. The sale process allows for a 2-3 month period for the completion of the calf rearing process, ensuring a smooth transition. As the vendor is motivated to sell, property inspections are available by appointment only. To schedule a viewing, kindly contact the selling agent, Jason Hicks, today at 0437 622 612.