

Clarke and Middle Road, Rushworth, Vic 3612

Sold Mixed Farming

Tuesday, 5 September 2023

Clarke and Middle Road, Rushworth, Vic 3612

Area: 64 m²

Type: Mixed Farming

\$640,000

This property is well situated only approximately 3kms north of Rushworth township and is bounded by 2 roads with direct frontage to Waranga Western Channel on northern boundary. Offering:- Approximately 160 acres.- Droughtproof with 2 dams plus 1.5km channel frontage - undulating and flat country.- Some established trees, with others planted and fenced.- 19Ha under pivot irrigation (currently lucerne - suit hay or other agricultural purposes), includes centre pivot and with diesel pump housed in small shed, service point and delivery share. Property is currently used for cropping and sheep grazing producing wool/fat lambs and lucerne hay but would also suit many other agricultural purposes and ideal as an out paddock for dairy cows. Power near eastern boundary but not connected to this property. With the regional centres of Shepparton, Bendigo, Echuca, & Kyabram all within an hour away and less than 2 hours to Melbourne via Hume Freeway. What an opportunity to live the rural life building your dream home STCA with Rushworth historic township only 3kms drive offering amenities such as schools, kindergarten, range of shops, library, sporting facilities, etc. Along with the Waranga Basin only a 2kms drive offering all water sports swimming, fishing, yachting, boating/skiing, etc. Don't miss this rare opportunity