

1655 Cosgrove Road, Invergordon, Vic 3636



Cropping For Sale

Wednesday, 3 July 2024

1655 Cosgrove Road, Invergordon, Vic 3636

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 134 m²

Type: Cropping

\$2,160,000

134.78 ha - 332.94 acres - 2 titles Located in the heart of the Goulburn Valley is this golden opportunity to purchase one of the most extensively developed parcels of irrigation land available, well known throughout the Invergordon district area for having top quality soil types, exceptional year-round summer & winter fodder production, beef cattle growth. Plus, ease of irrigation. This property is currently running angus cows/calves and has had extensive earth works and irrigation works completed. Features include all-weather formed looped gravel laneways suitable for all and any large machinery plus ease of cattle movement throughout the property with double gate access to most lasered paddocks. No issues with water with the Main Eastern Goulburn Murray irrigation channel supplying the property directly offering the availability of ordering large megalitres to be used quickly and efficiently on many fodder options. Approximately 85% has been lasered with no expense spared in development with concrete headwalls and cross overs, large Padman stop outlets for fast on off irrigation onto long lasered bays, recycle sumps and pumps for added water savings, 2-inch water pipeline supplying large concrete water troughs means no cattle stress in the warmer weather plus electric fencing throughout. Stock & domestic connected and only 3 delivery shares, hay shed, and machinery shed plus 3-bedroom home with kitchen dining area second living area and all amenities. Agents Remarks: This is one of best fodder, beef or heifer turn out properties on the market. Offers ease of irrigation, fodder growing options, large paddocks, high and dry laneways, great stock water, quality soils, the list goes on. 1655 Cosgrove Road Invergordon Price \$2,160,000. Contact Paul Durden 0409 563 671