

743 Snow Road, Laceby, Vic 3678

Nutrien **Harcourts**

Cropping For Sale

Wednesday, 3 July 2024

743 Snow Road, Laceby, Vic 3678

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 178 m2

Type: Cropping



Joe McKenzie
0423655179

\$3,600,000 - \$3,960,000

"Coonara" 9 km to Wangaratta Rural City for shops, hospitals and secondary schools, 5km to Oxley or Milawa for food, fuel, restaurants, apiary, wineries, hotel, schools and more. Hume Freeway on our doorstep, 125km to ski fields at Hotham and only 196kms to Melbourne Airport if you want to go international. Flat open grazing country on high exposure Snow Road between Wangaratta and Milawa. Comfortable 3 bedroom brick veneer home with renters in place for the past 10 years. History of cattle grazing from the historic dairy days. Dairy over the road with perfect example of high intense production and only time, management and input/s will restore this acreage to high grazing production. Currently in larger paddock management with sealed roads South and West, 3 titles and 7 Crown Allotments for multiple planning options for future use. Unused Wolstenholme and Taggarts Lanes have permits for grazing in place with Rural City of Wangaratta. Established remnant Gum, Red Box, Grey Box and Yellow Box trees. Owners simply looking to consolidate operations closer to their home farm.