

# Lot 1 Schultz Lane, Sandy Creek, Vic 3695

## Sold Mixed Farming

Thursday, 14 September 2023



Lot 1 Schultz Lane, Sandy Creek, Vic 3695

Area: 40 m2

Type: Mixed Farming

## Contact agent

Lot 1 Schultz Lane Sandy Creek Nestled on a private 100 acre farm located 42 km to Albury/Wodonga and 22 km to Tallangatta, this property is a rare parcel of Sandy Creek country that has run both dairy and beef cattle. The property will appeal to those looking for a productive escape, a handy supplementary property to an existing holding or an opportunity to build your dream Country Homestead (STCA). Situated in the 950mm rainfall zone and consisting of gentle undulating pastures plus some rolling hill. The property consists of lush pastures of perennial clover/rye and is subdivided into seven paddocks. The main features include;

- Excellent steel cattle yards with crush
- 5 dams plus five troughs
- High rainfall district. ( approx. 950 mm) with creek frontage
- Excellent access with main road frontage and formed laneway
- Fertiliser history including single super/ potash and lime.
- Excellent fencing with a mix of new and some older fencing.
- An abundance of native eucalyptus providing excellent shelter
- Incredible 360 degree views

This presents a fantastic opportunity to add to your current holdings or build your dream Country Homestead (STCA) surrounded by sweeping landscapes and elevated views of the countryside, a private getaway offering the perfect escape from the hustle and bustle of town. Properties of this size and location are hard to find, and Lot 1 Schultz lane Sandy Creek will not disappoint. Inspections strictly by appointment. Billy Jones Nutrien Harcourts Albury Rural 0438 454 950