

90 Higgins Road, Taminick, Vic 3675



Mixed Farming For Sale

Saturday, 29 June 2024

90 Higgins Road, Taminick, Vic 3675

Area: 246 m2

Type: Mixed Farming



Dave Colvin
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Michael Everard

EPR - \$4,000,000 to \$4,400,000

'Tarrawatta' is a highly productive mixed farming property located in Thoona, a renowned farming region in Northeast Victoria. Situated just fifteen kilometers west of Glenrowan and the Hume Freeway, the property has been owned and operated by the Kemp family for over 50 years. They have implemented a successful farming strategy that includes rotational cropping with canola, wheat, and barley, as well as breeding and fattening first cross lambs and Angus cattle. Several lucerne paddocks and pastures under sown to lucerne contribute to the diverse agricultural output. The property features a mix of red brown and grey loam soils, complemented by higher forested areas adjoining the Winton range, which offers excellent shelter for cattle and enhances rainfall collection. The majority of the land consists of level to rolling farming terrain with a gentle gradient of about two percent. Notably, there are significant springs on the property. The residence on 'Tarrawatta' is a spacious home with four large bedrooms, a study, and two bathrooms, making it ideal for a growing family. The two living areas include two open fires, and the kitchen features a woodfire oven. Outside amenities include a tennis court and swimming pool, both of which can be easily revitalized. The garden benefits from a reliable supply of gravity-fed spring water. The property boasts established lucerne pastures spread across four paddocks, utilised for finishing fat lambs. Essential farming infrastructure includes cattle and sheep yards, sheds, a farm office, and a two-stand equipped shearing shed. Additionally, there is a pumped connection available to the local Thoona pipeline water supply. Located within close proximity to major regional centers such as Wangaratta (30km) and Benalla (35km), 'Tarrawatta' enjoys an annual rainfall of approximately 600mm and is subdivided into 11 titles.