

CA34 and CA42 Rothesay Road, Tatong, Vic 3673

Mixed Farming For Sale

Wednesday, 10 July 2024

CA34 and CA42 Rothesay Road, Tatong, Vic 3673

Area: 127 m2

Type: Mixed Farming



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Expressions of Interest

Nutrien Harcourts are proud to bring to the market this splendid property of approx. 127 hectares on 2 titles. Located just minutes from Benalla on the Benalla Tatong Rd and situated the heart of the Tatong Valley, this is a rare opportunity to acquire acreage in this tightly held locale. The property features a substantial blue gum plantation, established in 1997-1999, with around 115 Ha of tree coverage and comprising a good proportion of mature trees now suitable for harvesting. Astute investors and rural land buyers alike will see much here that appeals and the ability to gain a foothold in this area should not be overlooked. Featuring gently undulating to rising country there are 5 dams, optimising the surface run off. The surrounding laneways and gullies provide habitat to a diverse range of native flora and fauna with stands of Sugar Gum providing an excellent sanctuary for local birdlife. When the trees have been harvested the property could be re-planted to trees but also has the potential to be cleared for a range of farming pursuits given the high annual rainfall and good soil structure here. Access from the Tatong Road is provided via Rothesay Road, with numerous entry points along the North-South boundary of the property. Discerning purchasers will find much to admire in this desirable 127 hectare property. Aside from the highly sought after location and sensational outlook, there are a number of possible house site locations (STCA). The possibilities here to build your dream home are obvious but it's versatility and prime position make possibilities interesting. The small community of Tatong is just minutes away featuring the well renowned Tatong Tavern. The townships of Benalla and Mansfield are also in close proximity and access to the Hume Freeway and King Valley is at your doorstep. This property really does deserve your inspection and we are confident it won't disappoint. Please call for an inspection today. For Sale by Expressions of Interest offers closing August 7th 2024 at 12pm.