

Corboys Paddock, 1041 Glenrowan Boweya Rd, Taminick, Vic 3675

Mixed Farming For Sale

Saturday, 29 June 2024

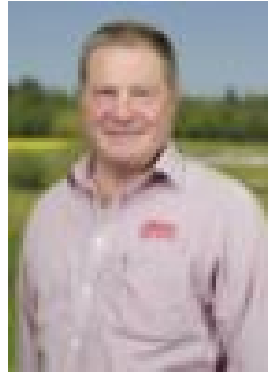
Elders

Corboys Paddock, 1041 Glenrowan Boweya Rd, Taminick, Vic 3675

Type: Mixed Farming



Michael Everard
0408653161



Dave Colvin
0407500239

EPR - \$900,000 to \$990,000

Agricultural Land for Sale – A Prime Investment in Benalla Shire. Explore the potential of this exceptional 47.64-hectare / 117.7-acre property nestled within the productive and scenic landscapes of the Taminick Valley. Offering a unique blend of strategic location and robust agricultural features, this parcel is an ideal acquisition for both a lifer or seasoned farmer.

Key Features:

- Location:** Situated conveniently close to key regional hubs with distances of 16.29 km from Wangaratta, 22.63 km from Benalla, and 40.51 km from Yarrawonga - Mulwala. Bendigo, a major urban centre, is just 172.49 km away.
- Land Area:** Sprawling over 47.6421 hectares with a favorable farming zone designation.
- Soil and Climate:** Primed with Sodosols, known for their suitability in supporting a variety of crops and pastures. The property benefits from an average annual rainfall of 599 mm, with a winter growing season, ensuring ample water supply for agricultural pursuits.
- Infrastructure:** Features include 50-acres flood irrigation system, a 120-meg Turkey nest water storage dam, complemented by a 48-meg water diversion license and a 60-meg groundwater license. Additional amenities include a durable steel shed equipped with 3-phase power and steel frame cattle yards.
- Elevation:** Positioned at an average elevation of 161 meters, offering optimal conditions for diverse farming operations.
- Carrying Capacity:** Supports a potential carrying capacity of 12.00 DSE/ha, making it an excellent choice for livestock or mixed farming.
- Development Potential:** Immense opportunity for expansion or as a standalone enterprise, particularly in hay and fodder production.

This property presents as a remarkable investment opportunity for those looking to establish or expand their agricultural ventures in a region known for its accessibility and productivity. Whether you're looking to dive into extensive farming operations or seeking a dependable addition to your agricultural portfolio, this land offers the foundation for a thriving agricultural endeavor. A building consent is available under the farming zoning STCA