

Greys, 600 Irvine Rd, Thoona, Vic 3726

Elders

Mixed Farming For Sale

Saturday, 29 June 2024

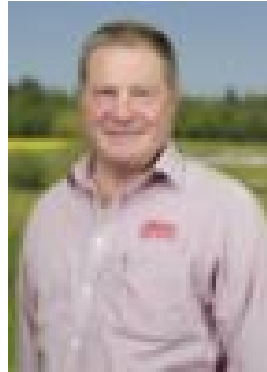
Greys, 600 Irvine Rd, Thoona, Vic 3726

Area: 148 m2

Type: Mixed Farming



Michael Everard
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Dave Colvin
0407500239

\$1,750,000

Gray's offers an excellent opportunity for mixed farming, featuring mostly flat to gently rising terrain that becomes more elevated towards the rear. The property primarily consists of red to grey loam soils, perfect for cropping, grazing, and lucerne. Towards the rear, there are areas of stonier and bushy land suitable for sheltered grazing. A notable feature of the property is its natural water supply, including several springs and spring catchment dams that ensure year-round water availability. Historically, the property has been used for rotational cereal cropping as well as sheep and cattle grazing. It is well-fenced into 6 main paddocks, with clover rye pastures and some paddocks under sown to lucerne. The average annual rainfall is approximately 600mm. At the rear of the property, there are elevated home sites offering picturesque rural views. Being located on a no-through road adds to the privacy of the setting. Gray's is comprised of 5 titles and is conveniently positioned 30 kilometres from Wangaratta and 35 kilometres from Benalla.