

# Howlong Bridge Approach Road, Gooramadda, Vic 3685



## Sold Mixed Farming

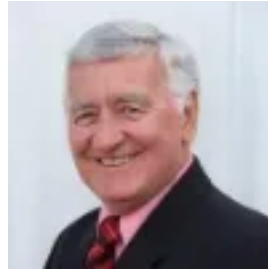
Monday, 15 July 2024

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Type: Mixed Farming



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## Contact agent

QUALITY LIFESTYLE PROPERTY WITH INCOME- Ideally located just 1km to the Murray River, 5km's from Howlong, 16km's to Rutherglen and 34km's to Albury/Wodonga, sealed road frontage- Level heavy grey alluvial soils principally surrounded by the Wide Duck Creek and the Wild Duck lagoon, fed by the Murray River. Great fishing spots- Currently sustaining sheep breeding operation but would also be suitable for beef cattle.- Areas can be cultivated for further pasture improvement.- Excellent stock and domestic water supply extracted from the permanent lagoon, plus surface dam.- Excellent working improvements, 2 large L/Up Colour bond sheds both with power and concrete floors suitable for boat and caravan storage. 2 x 40' containers with inclusions, power connected. 2 stand woolshed with steel sheepyards with draft. Steel set of cattle yards with crush and loading ramp, hayshed. 2 x 22,000ltr fresh water storage tanks and pumps All improvements present in very good condition.- Great opportunity to purchase a great get away block ideal for camping, fishing and all recreational activities.- Offers over \$1,000,000 will be considered.