

Speers Lane, Dederang, Vic 3691

Sold Farmlet

Friday, 6 October 2023

Speers Lane, Dederang, Vic 3691

Area: 60 m2

Type: Farmlet



John Honeychurch



Mat Jhonston
0456972784

Contact agent

HEART OF THE KIEWA VALLEY 60 Ha - 150 Acres FOR SALE VIA PRIVATE TREATY – INSPECTIONS STRICTLY BY APPOINTMENT ONLY – FULL INFORMATION MEMORANDUM AVAILABLE

Productive lifestyle and/or grazing opportunity in the heart of the beautiful and highly sought after Kiewa Valley with magnificent southerly views to Mount Bogong and Falls Creek. Unfailing water with 156ML irrigation entitlement in two surface and groundwater licences. Meets minimum area required to establish a dwelling with multiple house sites provided. Perfect “add-on” also to existing farming operation. High rainfall zone with average annual rainfall of approx. 1,000mm.

- Situated at beautiful Dederang in heart of the sought after Kiewa Valley
- Magnificent southerly views to Mount Bogong and Falls Creek snow resort
- Undulating to slightly rising topography with productive red loam soils
- Meets minimum area required in Farming Zone to establish a dwelling
- Multiple house sites provided with uninterrupted valley & mountain views
- Easy access via sealed Kiewa Valley Highway and unsealed Speers Lane
- Well suited to pasture production, livestock breeding and livestock grazing
- Fully fenced and divided into nine main paddocks plus the shedding area
- Pastures improved with mix of ryes and clovers and strong fertiliser history
- Excellent stock water via eight spring dams, internal creek & stock troughs
- Plus 156ML irrigation entitlement in two surface and groundwater licences
- High rainfall zone with annual rainfall of approx. 1,000mm (or 40 inches)
- Improvements include hayshed & steel cattle yards will all weather access
- Less than 4 kms Dederang Hotel and only 30 minutes Albury/Wodonga

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924 or Mike Weller on 0410 663 041.

Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Corcoran Parker accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions.