

Tallangatta Creek Road, Tallangatta Valley, Vic 3701



Sold Farmlet

Wednesday, 11 October 2023

Tallangatta Creek Road, Tallangatta Valley, Vic 3701

Area: 88 m2

Type: Farmlet



Mat Jhonston
0456972784



John Honeychurch

Contact agent

Auction Location: TBCTHE BEST OF TALLANGATTA VALLEY88 Ha - 220 AcresFOR SALE VIA PUBLIC AUCTION TO BE HELD ON-SITE FRIDAY 17TH NOVEMBER 2023 AT 11.00AM - INSPECTIONS STRICTLY BY APPOINTMENT ONLY - INFORMATION MEMORANDUM AVAILABLERare opportunity to secure productive lifestyle and/or grazing property in beautiful Tallangatta Valley in sought after Upper Murray district of North East Victoria. Meets minimum area required to build your dream home (STCA) with magnificent mountain and valley views. Perfect "add on" also to existing farming operation in high rainfall zone ideally suited to pasture production and livestock grazing. Close to Tallangatta township and approx. 60 kilometres from all key services in major regional centres of Albury/Wodonga.● Situated at Tallangatta Valley with uninterrupted mountain & valley views● Ideally suited to pasture production, livestock breeding & livestock grazing● Meets minimum area to establish a dwelling and develop lifestyle property● Multiple house sites provided to capture views with access to mains power● Perfect "add on" also to an existing farming business in a high rainfall zone● Vehicle access via unsealed Tallys Lane off sealed Tallangatta Creek Road● Majority cleared being mostly of undulating to slightly rising topography● Fully fenced divided into four main paddocks plus two holding paddocks● Excellent stock water to main paddocks via six permanent spring dams● Arable areas pasture improved with mix of annual ryes and sub clovers● Excellent fertiliser history and lime applied annually on a rotational basis● Steel cattle yards in excellent working order with access via Tallys Lane● Only 20 minutes Tallangatta township and 50 minutes Albury/WodongaFor further information or to arrange an inspection please contact Mathew Jhonston on 0456 972 784 or John Honeychurch on 0419 790 924.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.