

# 'Woodville', Delegate River, Vic 3888

Elders

## Mixed Farming For Sale

Saturday, 11 May 2024

'Woodville', Delegate River, Vic 3888

Area: 383 m2

Type: Mixed Farming



Chris Malone  
0268814700

## **Auction: L2, St Andrews House 464 Kent St, Sydney**

At the foot of the Snowy Mountains, with highly productive soils and quality rainfall, sits this hidden gem on the Delegate River. 'Woodville' is graced by 2.6kms of Delegate River frontage and presents to the market with a good body of feed, and endless opportunities. Balancing a nice mix of river flats, arable cropping, grazing land and timber, 'Woodville' is the quintessential Australian Dream. Platypi are famous in the area, as is trout fishing, and the 4-bedroom weatherboard dwelling overlooking the river is the ideal place to take it all in. The property comprises 383.22 ha (947\* acres) of scenic rural grazing and farming land, adjoining the western side of the Delegate River, immediately south of the Victorian/NSW border and only 10km west of the town of Delegate (NSW) at the southern extremity of the Monaro region of NSW. Whether it is the snow or the beach that you like, 'Woodville' is under 2 hours drive to the Snowy Mountains and under 2 hours drive to Merimbula. Canberra is 250km by road. Over the last 10 years 'Woodville' has been operated as a silage and hay production powerhouse and has benefitted from direct drilling Rye, Phalaris and Clovers. Native timbers provide shelter to the open grazing country and are more heavily concentrated on the Eastern side of the Delegate River Road, beneficial for livestock in the winter. Benefitting from a tremendous 1000mm (40 inch) rainfall per annum makes 'Woodville' the perfect canvas for the discerning buyer to recognise the farming upside or enjoy a beautiful location with an abundance of lifestyle elements. The difficult decision has been made to sell and the vendors are intent on meeting the market.

- Scenic Rural Grazing with Farming upside
- 383 HA (947\* Acres) with 2.6km of Delegate River frontage
- 1000mm average annual rainfall
- Water security via pump from the permanent river and reticulated to 15 troughs
- Tightly Held southern Monaro country
- Good Quality Granite loam soils with dark alluvial river flats
- Rye, Phalaris and clover pastures constantly improved for silage and hay production
- Approximately 600 Acres Open Arable country
- Hay Shed & Machinery Shed + 2 sets of timber cattle yards
- 4 Bedroom Weatherboard dwelling.

**AUCTION Thursday 6th June, 11.00am**  
Level 2, St Andrews House 464 Kent St, Sydney NSW 2000  
Inspection by appointment \*Approximately