



**1312 Rutherglen-Springhurst Rd, Springhurst**



**'RANGE VIEW' SPRINGHURST - 368.44 HA. (910.40 ACRES)**

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**EST LATE JOHN NORMAN PEARCE**

**VERSATILE MIXED FARM IN A SOUGHT AFTER LOCATION**

**AS A WHOLE OR IN TWO (2) LOTS**

**LOT 1: 'RANGE VIEW HOME BLOCK' - 195.32 HA. (482.63 acres)**

- Just 2 km from Springhurst, 15 km Rutherglen, 27 km Wangaratta, 43 km Albury/Wodonga
- Flat to gently sloping land, draining runoff from south-east to north-west
- Currently running ewes and lambs, suited to cropping, well managed farm
- Four bedroom brick veneer home, wood heater, evap air con, open living/kitchen, rain water
- Improvements incl. concrete brick woolshed, sheep yards, shedding, 5 silos
- water from catchment dams, good fencing, road around boundary

**LOT 2: 'RANGE VIEW WEST' - 173.13 HA. (427.80 acres)**

- Excellent farming block, currently wheat & canola, suited to sheep, good fencing
- Access around boundary by road, well drained country, catchment dams

368.44 ha

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	Residential
<b>Property ID</b>	1574
<b>Category</b>	Rural
<b>Land Area</b>	368.44 ha

#### Agent Details

Roger Bramley - 0477 220 133  
Stephen Paull - 02 6058 1234

#### Office Details

Albury  
593 Macauley Street Albury NSW  
2640 Australia  
02 6058 1234

**Paull & Scollard**

**Nutrien**  
Ag Solutions

## **Auction Friday, 14 September at 2.00 p.m. Springhurst Hall**

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.