

Sold



698 Little Billabong Rd, Little Billabong



## SMALL GRAZING PROPERTY IN HIGH RAINFALL DISTRICT

'ESKVALE'

97.17 HECTARES - 240.11 ACRES

- Located 7km from Hume Freeway, 30km to Holbrook, 95km to Albury/Wodonga, 85km to Wagga Wagga.
- Gently sloping land to low hills, granitic and alluvial soils, ripe for development.
- Water from bore & catchment dams, good fencing, many mature gum trees.
- Four-bedroom home, part double brick, two bathrooms, veranda, wood heating, air conditioning.
- Improvements: 2 large steel sheds, steel cattle yards, other smaller shedding, chook sheds.

'Eskvale' is a sound grazing block with loads of potential, ideal as an add-on for neighbours or a start-up for those looking to get into farming. The good improvements lend themselves to small intensive agriculture, such as chickens, horses or small stud.

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Price	SOLD
Property Type	Residential
Property ID	1807
Category	Rural
Land Area	97.17 ha

### Auction

Friday 18 October, 2:00 PM

### Agent Details

Roger Bramley - 0477 220 133

### Office Details

Albury  
593 Macauley Street Albury NSW  
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Paul & Scollard

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