

Sold



'Golden Valley', 782 Bungowannah Road, Jindera



SOUND GRAZING PROPERTY CLOSE TO ALBURY

'GOLDEN VALLEY'

563.41 HECTARES / 1,392.19 ACRES

- Located 8km Jindera, 21km Albury, 34km Howlong.
- Gently sloping to low hills, stony outcrops on hills, some scattered timber.
- Alluvial, well drained soils in valley, shale soils into the hills.
- Well-timbered with red gum, white box, stringybark.
- Watered from catchment dams, well, rainwater tanks.
- Fencing of a high standard, netting & steel, both boundary & internal.
- Two bedroom vinyl weatherboard home.
- Improvements include large machinery shed, 2 stand cyclone woolshed, steel sheep yards, timber cattle yards, 2 x 4t. Kotzur silos, 1 x 5t. Kotzur silo, 2 hay sheds, old dairy with power.

'Golden Valley' is conveniently located in the Albury 'dress circle' within 20 minutes of the CBD, currently running a self-replacing merino flock, equally suited to beef cattle. Significant potential for increased carrying capacity, much of the property capable of direct drill seeding.

AUCTION: FRIDAY 4 SEPTEMBER 2020 AT 2.00PM, THE ALBURY CLUB

2 1 1 563.41 ha

Price	SOLD
Property Type	Residential
Property ID	1934
Category	Rural
Land Area	563.41 ha

Agent Details

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Paull & Scollard

Nutrien
Ag Solutions

IMPORTANT INFORMATION REGARDING THE AUCTION

Due to social distancing measures and legislation implemented by the NSW

Government in response to COVID-19, the following important restrictions will be in place for this Auction:

- To ensure social distancing guidelines are met, only qualified buyers with a genuine interest in purchasing the property will be able to attend – unfortunately spectators will not be permitted on this occasion.
- COVID Regulations allow a maximum of 43 people including staff in the auction room, therefore a maximum of 2 people per interested party will be able to attend, numbers permitting – we sincerely apologise for any disappointment these limits may cause.
- All attendees must complete the COVID-19 attendance record ie. provide their name, address, phone number and email address before entering the premises.
- Interested parties must register to bid in addition to completing the COVID-19 attendance record – we recommend pre-registering your interest in bidding with the listing agents to ensure permitted numbers are not exceeded.
- All attendees must observe social distancing guidelines of 1 person per 4sqm.
- All attendees must obey instructions from Paull & Scollard Nutrien Ag Solutions or The Albury Club representatives and leave the property if requested to do so.
- We recommend all attendees download/activate the COVIDSafe App as an additional precautionary measure, use the hand sanitiser provided, wear masks and gloves and avoid touching surfaces.

Please note: Entry will not be permitted if you are unwell or exhibit symptoms of COVID-19.

Paull & Scollard Nutrien Ag Solutions would like to thank you for your understanding and cooperation with the above guidelines.

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.