

Sold



15 McCallums Lane, Bullioh



## SOUND GRAZING COUNTRY IN THE TALLANGATTA VALLEY

110.62 HECTARES - 273.34 ACRES

- Located 1.5km off Murray Valley Highway, 15km Tallangatta, 40 minutes from Albury/Wodonga.
- Strong grazing hill country, rising from gently sloping to steeper areas.
- Well supered over past three years, good weed control.
- Abundant water from spring dams, 35" annual rainfall district.
- Excellent tracks for access, good fencing, some electrified.
- Contains a 2 bedroom cottage, solar power, bottle gas HWS, sensational views.
- New 15m x 10m x 6m steel shed, with electric doors, older shedding, cattle yards.

'This property is the perfect getaway for a family looking to escape the rat race. A well grassed parcel of land capable of running 50 – 60 cows and calves, with good fencing and endless water in the high rainfall Tallangatta Valley.'

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

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Price	SOLD
Property Type	Residential
Property ID	2013
Category	Rural
Land Area	110.62 ha

### Agent Details

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### Office Details

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**Paull & Scollard**

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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.