

Sold



'Swandale' Riders Road, Walla Walla



## PRIME MIXED CROPPING/GRAZING COUNTRY

199.28 HECTARES - 492.42 ACRES

- Ideally located 18 km Walla, 12 km Walbundrie, 22 km Culcairn & 56 km Albury.
- Predominantly gently sloping red loam country, balance flat heavier grey soils.
- Currently run as a true 50/50 sheep and cropping enterprise, also suited to cattle.
- Improvements include 2 stand woolshed, 2 x 55 tonne Kotzur silos, excellent fencing.
- Abundant water from S & D licence, 3.75ML private piped bore water scheme.
- Strong fertilizer history, tree plantations, set of steel sheep yards, rainwater tank.
- Extra water from 9 catchment dams, pastures of phalaris, lucerne and clovers.
- Access to prepare for cropping.

'Swandale' is a versatile parcel of land, situated right in the centre of a vibrant farming community and within 35 minutes of Albury/Wodonga. The property is the perfect size for adding on to existing holdings or as a stand alone enterprise for someone looking to acquire their first parcel of land to begin a farming life.

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept

199.28 ha

Price	SOLD
Property Type	Residential
Property ID	2014
Category	Rural
Land Area	199.28 ha

### Agent Details

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