

Sold



'Wagra Park', 101 Spring Creek Rd, Tallangatta



## PRIME HIGH RAINFALL BREEDING OR FATTENING COUNTRY

321.36 HECTARES - 794.08 ACRES

PLUS APPROX. 100 HA. LAKE HUME GRAZING LICENCE, 60 HA. MT. CHARLIE LEASE

- Located corner Spring Creek Rd & Yabba Rd, 12 km from Tallangatta, 40 minutes to Albury/Wodonga, 40 km Eskdale
- Comprises productive, well improved, gently sloping valley country, rising to low hills and areas of steeper land
- Currently running approx. 280 cows and calves, potential to increase
- Pastures consist of Phalaris, ryegrass and clovers, supered every second year
- Abundant water from permanent Spring Creek, plus 10 spring fed dams
- Improvements: well shaded steel cattle yards, hayshed, good fencing
- Grazing licence land has approx. 2.5 km frontage to Mitta River, with numerous beaches and camp sites

'Wagra Park' is an extremely well-balanced high rainfall property, well improved but with plenty of scope for increased carrying capacity. The vendors will make all necessary endeavours to ensure the Grazing Licence passes to the new owners.

📏 321.36 ha

Price	SOLD
Property Type	Residential
Property ID	2015
Category	Rural
Land Area	321.36 ha

### Agent Details

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### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

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