## 'The Selection' Rousseaus Road, Tallangatta Valley

# HIGHLY PRODUCTIVE PROPERTY IN HIGH RAINFALL DISTRICT

### 130.31 HECTARES – 322 ACRES (APPROX)

- Located approximately 45km Tallangatta, 85km Wodonga.

- 282 acres – a balance of creek flats, gently sloping to low hill all in valley formation.

- 50 acres – pristine native bushland.

- Perennial pastures supported by strong fertiliser history.

- Excellent water with 3 spring fed and 2 catchment dams plus Rogers Creek throughout the property.

- 3 main paddocks.

- Steel cattle yards.

- All weather access.

- Capable of running approx. 90 cows & calves.

A rare opportunity to purchase a highly productive cattle property in the Tallangatta Valley.

'The Selection' presents as one of the most attractive, productive and secluded properties in the area and would suit local producers to add to their existing holdings or an ideal hideaway.

An opportunity not to be missed for a property in a high rainfall location

☐ 130.31 ha

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|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 2136 |
| **Category** | Rural |
| **Land Area** | 130.31 ha |

### Agent Details

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### Office Details

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Paull & Scollard

Nutrien
Ag Solutions

plus all the recreational advantages with neighbouring bushland (State Forest) and privacy.

**AUCTION: SATURDAY 4 DECEMBER AT 11.00AM ON SITE**

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.