



**'Gervasonis', 1170 Little Snowy Creek Rd, Eskdale**



## IDYLLIC HIDEAWAY PLUS HIGH PRODUCTIVITY FARM

**'GERVASONIS'**

**ESTATE OF R.J. GERVASONI**

**FIRST TIME OFFERED IN MORE THAN 60 YEARS**

**41.92 HECTARES - 103.58 ACRES (APPROX)**

- Located approximately 12km south of Eskdale, 85km Albury/Wodonga, 52km Tallangatta.
- Ex dairy farm, lush pastures, carrying capacity 60 - 70 cows & calves.
- Little Snowy Creek runs right through the property, amazing camp sites, fishing.
- Three bedroom demountable cottage in good condition, older cottage & smaller sheds in fair condition.
- Three bay steel shed with power and part concrete floor, 8 a side Herringbone dairy & yards.
- Good fencing with laneways, endless water supply, 67ML Water Licences.

'Gervasonis' is one of those rare rural properties that combine a very fertile farm with a spectacular location on a beautiful creek, surrounded by native bush. Anyone looking for a fattening paddock or out paddock for dairy cattle, should look no further. Alternatively, if fishing, shooting and enjoying the great outdoors is what you are seeking, this is the property!

**UNDER OFFER**

📏 41.92 ha

Price	SOLD
Property Type	Residential
Property ID	2141
Category	Rural
Land Area	41.92 ha

### Agent Details

Roger Bramley - 0477 220 133

### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

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