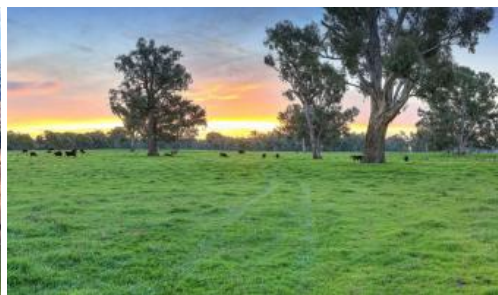




Howlong



NEGARIE - 333.30 Hectares - 823.60 Acres

ABSOLUTE MURRAY RIVER FRONTAGE OF 8.5KM

333.30 HA - 823.60 ACRES Plus Optional Grazing Lease of 93.08 Ha - 230 Acres

'Negarie' is situated on the Riverina Highway between Albury and Howlong, perfectly located within close proximity of the regional growth hub of Albury/Wodonga. 'Negarie' is a well managed highly fertile River Property in the renowned Bungowannah area within the Albury district of Southern NSW.

20km to Albury

7Km to Howlong

34Km to Corowa

29Km to Rutherglen

22Km to the new Barnawartha saleyard selling complex (NVLX)

3.5Hrs to Melbourne

🛏 1 🏠 1 📏 823.60 ac

Price	SOLD
Property Type	Residential
Property ID	824
Category	Rural
Land Area	823.60 ac

Agent Details

Office Details

Albury

593 Macauley Street Albury NSW

2640 Australia

02 6058 1234

Paull & Scollard

Nutrien
Ag Solutions

COUNTRY: all alluvial loam highly productive soils capable of extremely high carrying capacity.

WATER: frontages to the Murray River and Parlour Creek with a long term annual average rainfall of 650mm or 26 inches.

PASTURES AND PRODUCTION: improved pastures consisting of a phalaris, clover and rye grass base. The property is capable of supporting a 300

breeding cow operation.

IRRIGATION: 40 Acres of lasered flood irrigation and 35 acres under centre pivot irrigation. Ground Water licence of 1000 MGL supplied by bore (19 MGL of general security river licence offered firstly to the successful purchaser).

WORKING IMPROVEMENTS: 2 machinery sheds and 2 haysheds of steel construction and 2 sets of steel cattle yards both with loading ramps with the main set of yards holding capacity of 200 cows.

FENCING AND Paddock SUBDIVISION: All boundary and internal fencing are in excellent order throughout the property which is divided into 21 paddocks.

SETTLEMENT: 90 days or earlier by mutual agreement.

AUCTION VENUE: The Commercial Club, 618 Dean Street, Albury NSW

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that 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.