

An aerial photograph of a large agricultural property. A prominent red line outlines the boundary of the land, which is divided into several sections. The central and right-hand sections are large, open fields with a brownish, tilled appearance. The left-hand section is a lush green field. A dirt road runs along the boundary between the green field and the brown fields. In the bottom left corner, there is a small white building, a small pond, and some trees. The top right corner features a red rectangular box with the 'Elders' logo in white script.

Elders

For Sale

CNR O'KEEFE ROAD,
BOORHAMAN



Your Own Piece of Country

Escape the pace of everyday life and discover your own private sanctuary just minutes from Wangaratta and only moments from the welcoming township of Boorhaman. Comprising approximately 24 hectares (59 acres), this beautifully presented rural holding offers the perfect balance of productive land, natural bushland and recreational appeal.

Whether you're seeking a weekend getaway, a peaceful camping retreat, a hobby farm or an affordable country escape, this property provides the freedom to enjoy exactly that on your own terms.

The front portion of the property features approximately 14 hectares of level, productive country, recently sown down to clover and rye grass with DAP super', making it ideal for grazing livestock, running a few horses or producing your own fodder. The property has been exceptionally well maintained, with the majority of boundary and internal fencing replaced with quality post and wire fencing, providing immediate usability with little work required. Quality steel cattle yards (Negotiable), excellent all-weather road frontage and secure stock water further enhance its practicality for hobby farming or small-scale grazing pursuits.

A true highlight is the magnificent stand of mature Red Gum bushland that blankets the western section of the property. Seasonal wetlands, natural waterholes and established native vegetation create a picturesque landscape teeming with birdlife and wildlife, offering a peaceful setting for walking, camping, photography or simply unwinding around the campfire.

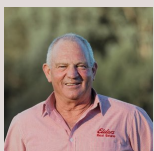
Located only minutes from the charming village of Boorhaman, approximately 15 minutes from Wangaratta, and within easy reach of Rutherglen, the Murray River and North East Victoria's renowned food and wine region, this is an increasingly rare opportunity to secure a manageable rural property that offers both lifestyle and productivity.

Property Features

- Approximately 24 hectares (59 acres).
- Approximately 14 hectares of productive grazing country.
- Recently sown to clover and rye grass.
- Majority new post and wire fencing throughout.
- Magnificent mature Red Gum bushland with seasonal wetlands and abundant wildlife.
- Excellent balance of productive land and

PRICE
\$325,000

LAND
52 ACRES



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Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgment.



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