

An aerial photograph of a vast, green agricultural landscape. A prominent red line is drawn across the field, delineating a specific area. The terrain is dotted with numerous small, dark trees and several small, dark, irregularly shaped ponds or water features. In the background, a range of blue mountains is visible under a clear sky. The Elders logo is positioned in the top right corner of the image.

Elders

Auction

1491 GLENROWAN MOYHU ROAD,
GRETA



Productive Country in the proven Greta District

Positioned within the tightly held and proven Greta farming district, this impressive rural holding offers approximately 114.23 hectares (282.27 acres) of productive improved grazing country.

Comprising four parcels, the property is exceptionally level to gently sloping and has been developed for efficient livestock production. Approximately 99% of the holding is cleared, providing an extensive and readily usable agricultural footprint.

The property presents with an established pasture base comprising clover, ryegrass and phalaris, offering a productive balance of seasonal growth, grazing performance and fodder potential. Average annual rainfall is approximately 717mm, supporting the district's longstanding reputation for reliable cattle and livestock production.

A standout feature is the excellent fencing throughout the property. Electrified fencing constructed with concrete and steel posts and quality wire is presented in excellent condition, providing effective stock control and supporting

practical paddock rotation and pasture management.

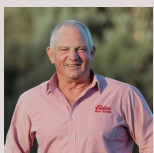
An extensive set of well-constructed steel cattle yards provides excellent livestock-handling capability. The yards incorporate multiple holding and drafting areas, secure steel panels and practical loading facilities, allowing cattle to be managed and transported safely and efficiently.

Digital Agricultural Services estimates a potential carrying capacity, under optimal management conditions, of approximately 14 DSE per hectare or 1,597 DSE in total. Brown loam over clay soils extend across the holding, while the predominantly level topography supports ease of movement for livestock, vehicles and agricultural machinery.

Zoned Farming Zone under the Wangaratta Planning Scheme, with no planning overlays identified as directly affecting the land, the property is conveniently situated approximately 21 kilometres from Wangaratta and 26 kilometres from Benalla.

AUCTION
THURSDAY 22
OCTOBER AT 11:00AM

LAND
282 ACRES



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0407 500 239



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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