

An aerial photograph of a vast, green agricultural field. A prominent red line is drawn across the field, defining a specific area. A strip of yellow, possibly a different crop or a field marker, runs diagonally across the upper right portion of the field. In the lower left, there is a small pond and a dirt road. The background shows a line of trees and distant hills under a clear blue sky.

Elders

For Sale

BOWERS/350 BORALMA RUTHERGLEN ROAD,
BORALMA



Highly Productive Cropping Country 40.6 Hectares

An excellent opportunity to secure approximately 40.6 hectares (100 acres) of highly productive and exceptionally well-presented farming country at Boralma, within easy reach of Wangaratta.

Well managed and maintained, the property is currently leased and farmed by a neighbouring landholder, with the quality of management clearly evident in the strong crop establishment and overall presentation of the land. The property comprises predominantly open, level and highly arable country, ideally suited to efficient broadacre farming. Its broad paddocks and high proportion of usable agricultural land provide an excellent working layout for modern cropping machinery, while established tree lines along sections of the boundaries offer shelter and definition.

Brown Sodosol soils and average annual rainfall of approximately 610 millimetres provide a sound foundation for productive winter cropping and grazing enterprises. A dam provides a useful on-farm water resource. Access is excellent, with extensive frontage to Boralma-Rutherglen Road providing straightforward entry for agricultural

machinery and farm vehicles.

There are no structural improvements, allowing purchasers to acquire a straightforward agricultural holding without paying for unnecessary infrastructure. The property's combination of scale, level topography, productive soils and excellent road access makes it particularly attractive as an add-on holding for established district farmers, cropping operators or investors seeking productive agricultural land.

Settlement will occur following harvest of the current crop, which is excluded from the sale, providing a clear transition for the incoming purchaser.

Conveniently positioned approximately 15 kilometres from Wangaratta, with Chiltern and Rutherglen also readily accessible, the property combines genuine agricultural capability with an excellent North East Victorian location.

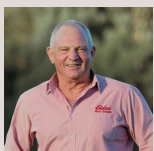
A well-managed, highly arable and easily accessed parcel of productive farming country in a proven agricultural district.

PRICE

\$675,000

LAND

40.6 HECTARES



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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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