

*Elders*



## For Sale

2796 WANGARATTA-YARRAWONGA ROAD,  
PEECHELBA

BATH

1



# Productive Ovens River Flats – Farming, Lifestyle & Additional Income

Ideally positioned on the highly regarded Ovens River flats between Peechelba and Bundalong, 2796 Wangaratta–Yarrawonga Road presents an outstanding opportunity to secure a productive and well-improved rural holding, conveniently located approximately halfway between Wangaratta and Yarrawonga.

With the hard work already done, the property offers highly productive, gently sloping banks of well fertilised soils with clover, rye and phalaris pastures. Regular soil testing (Latest May 2026) with follow up fertiliser applications maintains the high yielding pastures. Whether you are looking to expand an existing farming operation or secure a manageable rural holding with excellent infrastructure, this is a property ready to be put to work from day one.

Water and livestock management have been well considered, with reticulated water servicing all paddocks and a laneway system providing convenient access to new Red River cattle yards. Excellent fencing throughout further enhances the property's functionality and ease of management.

A seasonal creek meanders through the property, lined with magnificent mature River Red Gums and an abundance of native wildlife

adding both character and natural appeal to the landscape.

Improvements include a new hay shed, old country storage shed and a machinery shed with power connected and a fully fitted office offering all the comforts required for day-to-day farm management or weekender stays. Rainwater is connected to the office, security cameras provide additional peace of mind, and three-phase power is available to the property but is not currently connected.

Adding another dimension to the property is an established working sand quarry operating under an extractive licence, providing the opportunity for additional income alongside the property's agricultural use.

With sealed main-road frontage, no adjoining neighbours and a convenient position between two of North East Victoria's major regional centres, this is a versatile rural property combining productivity, infrastructure, accessibility and income potential.

#### Property Highlights

- Highly productive Ovens River flat country
- Gently sloping, well-fertilised soils, good pastures
- Bore and reticulated water to all paddocks

#### PRICE

\$1,800,000

#### LAND

M<sup>2</sup>



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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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