

Sold

227 Millers Lane, Penola



Supreme Grazing and Irrigation

Auction - 19th December 11:00am Penola Golf Club

TDC Property are pleased to offer for sale "Coomooroo", some 242 hectares of premium grazing land located within the tightly held and reliable Penola area. The sale of "Coomooroo", held by the same family for 68 years, presents an opportunity not to be overlooked.

Consisting of approx. 242 hectare/597acres of magnificent redgum grazing country with deep heavy black loam soils over limestone, grading to medium and light loams over clay which allow for bulk pasture production. The property is a proven performer as evident in the stock continuously turned out.

A solid fertiliser history is visible in the quality pastures of phalaris, rye grass and clover. The pivot and paddocks set aside for hay production also receive Hay Booster and lime. The pivot has recently had 100t of Gypsum applied.

"Coomooroo" is well fenced, comprising of approximately 17 paddocks, the majority serviced by a central laneway. The property is also well watered, with stock water being supplied via an electric pump at the sheds, filling a high tank which reticulates to concrete troughs to half of the property, the balance is serviced by windmills filling tanks.

Approximately 12ha/30ac is irrigated by pivot, powered by a 3 year old Perkins diesel motor. The pivot is currently producing hay, but has been used for other crop production,

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Price	SOLD for \$4,250,000
Property Type	residential
Property ID	668
Land Area	242.00 ha

Agent Details

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