

SOLD

335 Campbell Rd, Monbulla



AUCTION - HIGHLY REGARDED CROPPING AND GRAZING LAND

AUCTION 18TH DECEMBER 2020 2:00PM PENOLA RSL

It is with absolute pleasure TDC offer to the market "Kirri Billi" for sale by Public Auction.

"Kirri Billi" comprises of 89.84ha or 222 acres, or thereabouts, of absolute prime grazing and cropping land just minutes from the historical town of Penola. Contained within two titles of 43.71ha and 46.13ha, the property is to be sold as a whole.

Consisting of heavy black highly productive loam with depth, "Kirri Billi" is currently used for hay production, grazing and cropping enterprises and does all to a very high standard.

The property is well fenced into six main paddocks with a lead up holding yard to the cattle yards. Water is supplied via bores equipped with windmills filling tanks, which reticulate to troughs. There is also an electric pump equipped bore at the house.

Pastures consist of phalaris, clover and rye grass. Currently there is

📏 222.00 ac

Price	SOLD
Property Type	Residential
Property ID	721
Land Area	222.00 ac

Agent Details

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Mark De Garis - 0428 372 124

Office Details

Penola

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approximately 44ha that is cropped to cereals, 21ha set aside for pasture hay production with the balance currently running cows with calves.

Improvements include a very well presented three bedroom stone home with one bathroom, large sitting room, upgraded kitchen with meals and a large utility room. The home has a northern aspect which provides lovely natural light. A split system air conditioner and two slow combustion heaters provide climate control. The home is set within a low maintenance yard with established English trees and fruit trees.

Further improvements include a neat two stand woolshed with timber yards, cattle holding yards with a ramp, machinery shed and a new steel framed three bay garage with power.

"Kirri Billi" is a high production property located in a very secure area with high rainfall. The sale offers the opportunity to purchase a well improved, low maintenance property capable of many enterprises. Your inspection is strongly recommended.

Call Tom Pearce 0427 642 138 or Mark DeGaris 0428 372 124

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