

Sold

# Indi Flats | Unique Opportunity in the High Country



Indi

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REAL ESTATE | LIVESTOCK | MERCHANDISE



## INDI FLATS

Indi Flats" is located on the banks of the mighty Murray River, in the beautiful Biggara Valley in the Upper Murray District. It is an easy commute to Corryong (30km) and is only 165km from Albury which is serviced by daily flights to Melbourne, Canberra & Sydney.

### The Country/Soils

Picturesque balance of rich alluvial river flats to rising country with improved pastures suited to a high production enterprise of either dairy or beef cattle. The river flats offer year-round production & clean, clear water and are complemented by the well drained improved rising country.

### Current Production





Indi Flats is currently milking 200 cows plus replacements. Would be capable of running more numbers, current supply agreement with Parmalat Australia

### Water

The Upper Murray districts high annual rainfall (approx 42 inches), complements the 450 meg water licence that currently irrigates the lower portions of the property. In addition spring feed dams and a trough system services the high hill paddocks.

### Current Improvements

- A 15 Double up dairy with auto feed system, Christopher bales, auto teat cup removers and approx 8006 litres of milk vat capacity.

 4  1  11  594.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	499
<b>Land Area</b>	594.00 ac

### Agent Details

Justin Costello - 0419007925

### Office Details

Corryong  
64 Hanson Street Corryong VIC  
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- A Covered calf feed area
- 3 Effluent Dams
- Feed pad capable of feeding 250 head
- Machinery shed – 2 bays concrete, 2 not
- 2 hay sheds x 3 bays
- Sub divided into approx 60 paddocks
- Laneway system to all paddocks
- 2nd unused dairy with power and 2nd machinery shed

#### Services

- Telephone-Internet
- Power – Country Energy
- Australia Post
- School Bus

#### Accommodation

##### Main Home

Is located in an elevated position over looking the river and valley. It comprises 4 bedrooms, 2 bathrooms, large kitchen, living and dining area. Outside deck and in ground salt water swimming pool. There is gas ducted heating, 2 slow combustion wood fires and a breeze air cooler. Here is also garden watering system and established trees.

##### Second Home

Offers an ideal opportunity to complete an in progress renovation. This well positioned brick house is located at the northern end of the property over-looking the river.

##### Original Homestead

The original homestead has a rustic feel and the potential to restore to it's original condition.

#### Agents Comments

“Indi flats” presents an opportunity to purchase a large parcel of land with a 450 meg water licence (250 meg river licence & 200 meg ground water licence). 4.1 km of Murray River frontage.

Water is a feature of this well improved property with an abundant supply from dams supplemented by water from the Murray River System.

This property is in a near drought proof location with the temperate climate production history and potential to move forward in most agricultural pursuits.

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