

Sold



**N 840 Walteela Road, Tumbarumba**



## "Aston Downs" TICKS ALL THE BOXES

1070 acres 431.5ha approx

"Prime beef cattle and fat lamb raising country in the Manus Valley, Tumbarumba district".

High rain fall with reliable history of finishing all types of stock and maintaining breeders.

Soil types include shale based heavy clay loams to lighter sandy clays. Frontage to a permanent and reliable creek and dissected by smaller creeks and strategic ly positioned large spring fed dams. Domestic bore and reticulated stock watering system.

Pasture base consist of a mixture of phalaris, ryegrass, cocksfoot and clovers offering year round production, high carrying and good late fattening country.

Well balanced property with open cropping country and sheltered valleys with timbered areas throughout. The property captures panoramic valley and mountain views including the main range and Mt. Kosciusko snow caps.

Well fenced subdivided into 17 main paddocks plus smaller holding paddocks. Large set steel cattle yards. Three bedroom home complete the property.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	83

### Agent Details

Justin Costello - 0419007925

### Office Details

Corryong  
64 Hanson Street Corryong VIC  
3707 Australia  
02 6076 2055

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The property offers an opportunity to secure very reliable drought proof water and productive capacity in both livestock and cropping enterprises.

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