



On-line AUCTION
Closing Thursday 2nd April @ 11am
Bidders must pre-register on
AuctionsPlus

1475 River Rd, CANIAMBO

CONTENTS:

- 1: PROPERTY DETAILS: 3
- 2: PROPERTY LOCATION: 5
- 3: IMPROVEMENTS: 6
- 4: WATER: 6
- 5: PRICING: 6
- 6: PROPERTY MAP: 9
- 7: SOIL ANALYSIS: 10
- 8: PHOTOS: 11/12



1: PROPERTY DETAILS:

Address: 1475 River Rd, Caniambo, VIC 3631

Appraisal Date: 10th March, 2020

Council: Greater Shepparton City Council

Zoning:

- Farming Zone (FZS1)
- Farming Zone (FZ)

Land Size: 114.9 Ha (283.92 Acres)

15 Acre River Frontage Lease

Lot and Plan Number:

- Crown lots: 33B, 33C, 33D
- Parish: CANIAMBO

Vol/Fol: 6989/570

Primary Use: Cropping & Grazing

Average Rainfall: 441.6mm





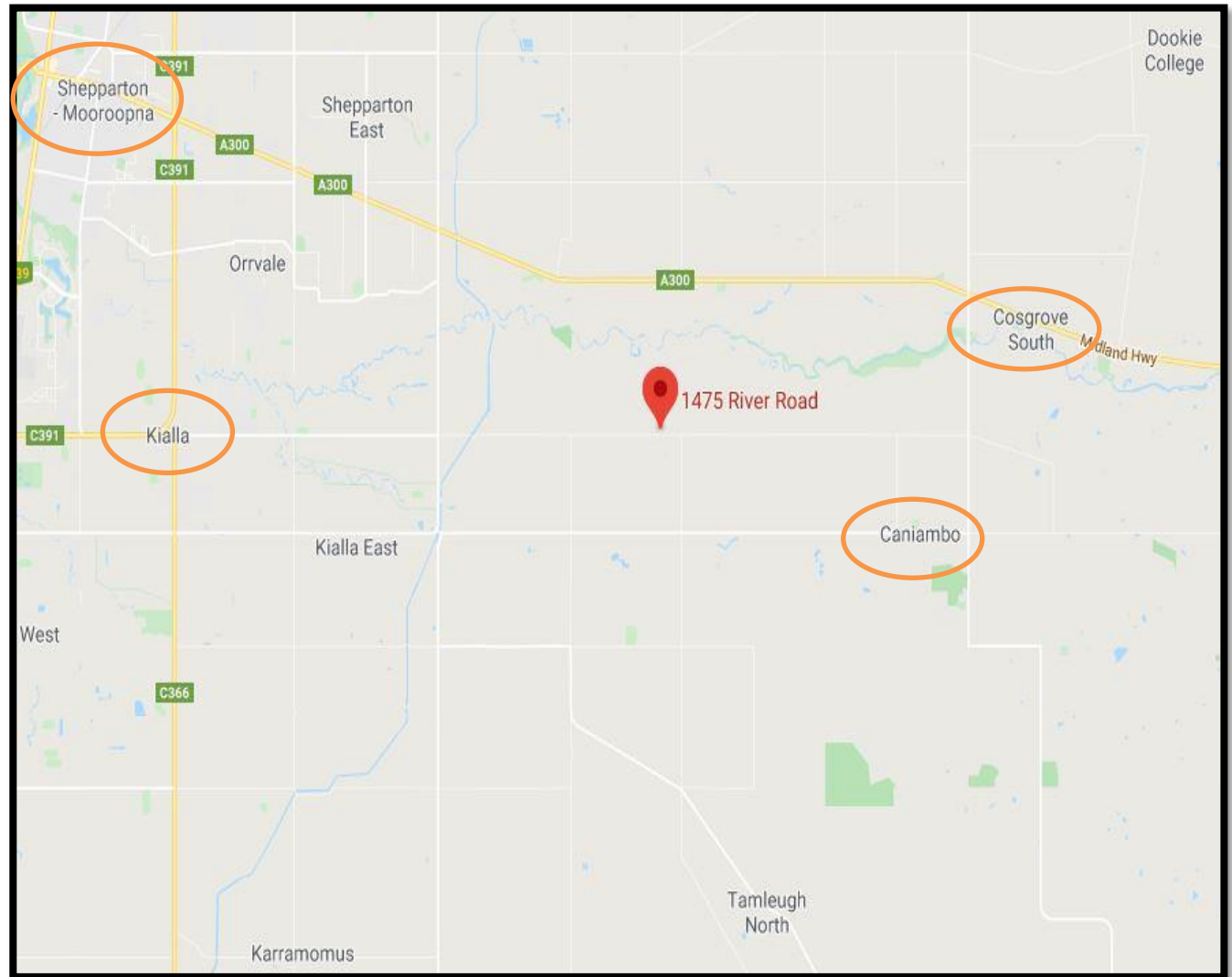
2: PROPERTY LOCATION:

Situated:

- North of Tamleugh
- South East of Shepparton/Mooroopna
- East of Kialla
- West of Nalinga

Distance:

- 21.9km (21mins) North of Tamleugh
- 18.3km (20mins) South East of Shepparton
- 23.8km (25mins) South East of Mooroopna
- 11.3km (11mins) East of Kialla
- 20.7km (17mins) West of Nalinga



3: IMPROVEMENTS:

FARMING:

- Steel cattle yards
- 3 well fenced paddocks
- Long Gravel Laneway
- Broken River Frontage

4: WATER:

- 2 Seasonal Dams
- Broken River Frontage

5: PRICING:

- land portion – 283.92Ac 3 Crown Allotments

AUCTION (On-line): Thursday 2nd April, 2020

(Commencing at 10 am & closing at 11am on  AuctionsPlus)

NB: Crop ready preparation – fully sprayed ready for sowing

Immediate Possession for Cropping Purposes (upon payment of deposit & signing of Contract)





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APPENDICES

6: PROPERTY MAP

1475 River Rd, CANIAMBO

Property Name	1475 River Rd, CANIAMBO	<p>To express your interest in this property please contact Land & Water Office (shepparton@landmark.com.au) of Landmark Harcourts Shepparton on 03 5833 0222 or 0458 241 242 or visit our website. www.landmarkharcourts.com.au</p> <p>1:17000 at A4 The information displayed in this map product was compiled from a range of sources of varying accuracy, reliability, completeness and correctness. As such, any textual information, area figures, boundaries or locations depicted should be considered approximate only.</p>
ID		
Class/Subclass	Grazing	
Approximate Area	114.84 ha	
Location	Caniambo, VIC	

7. SOIL ANALYSIS:

- Predominately quality red loamy soils (Goulburn/Lemnos Loams),
- Some grey mulching clay loams along river frontage
- Ideally suitable for cereal cropping and/or livestock grazing
- Full weed control in readiness for Autumn sowing



8:PHOTOS:





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PROPERTY REPORT DISCLAIMER

TO WHOM IT MAY CONCERN

Document Validity:

The information contained within this document has been provided by the Vendor and other industry representatives, it is opinion based only and should not be taken as factual or relied upon in your decision makings.

All parties should endeavour to complete their own due diligence and furthermore they indemnify the Vendor, Landmark Operations Ltd, Land & Water Pty Ltd and/or any of their employees, staff or representatives from any alleged misinterpretation.

Please do not hesitate to contact the report creator for further validation on any queries.

Yours faithfully,

Michael Downie
Licensed Estate Agent
Landmark Harcourts Land & Water