







636 ACRES, 15 DAMS, CREEK FRONTAGE, 4 KM TO MELBA HIGHWAY

Yarborough Estate is an exceptional land holding of 636 acres (257.67 hectares) across 5 titles with house, shedding and 15 dams. Freighted with history, this farm is ideal for intensive horticulture and animal husbandry. It has been used variously for wool production, aquaculture, pork and pigs, and primarily cattle. If you are a primary producer, this address in a generous rainfall area (933 mm per annum), with bitumen access 4 km to Melba Highway is your next major asset.

The soil prevails with easy-working yellow sodosols and grey kandosols at higher elevation, resulting in a landscape ideal for cattle, where the property winters stock in the generous but easily undulating high ground, and allows easy passage from front to back in the summer selling season. The property is under-grazed and ready for stock.

Break Oday Road is a renowned, tightly held address in Glenburn, highly sought after for its proximity to Melbourne (63

4 3 30 646.00ac

Price	SOLD
Property Type	Residential
Property ID	616
Land Area	646.00 ac
Floor Area	300 m2

Agent Details

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Office Details

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Integrity
Yarra Valley & Kinglake Ranges

km). The property is central to Kinglake, Yea, Whittlesea and Healesville, all fully serviced centres, only 4 km from the Glenburn Service Station, and 27 km from the Yea Saleyards.

The weatherboard home which is privately set back from the road comprises 4 bedrooms, 3 bathrooms with 3 toilets, 3 living rooms and 2 kitchens. Its destiny is your decision: renovate or replace, what is important is the building entitlement.

In addition, there are 3 sheds including shearing shed of 12 m x 21 m, concrete base tractor shed 14 m x 30 m with 2 phase power connected, and an 18 m x 12 m concrete base shed with air cell lining.

The property also holds water rights to Boggy Creek, which runs through the middle of the holding.

At a time where land is scarce, and quality arable farmland even scarcer, there is no better collection of titles to increase the scale of your production.

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