



## FOR SALE

- High Country Retreat near Omeo, Victoria.
- 2km x 1km (approx.) 210 ha (520 acres) on 2 titles.
- Has subdivision plan for 2 lots.
- Mixture of forest, cleared gully floors, 1.5km creek flat and other clearings.

### SUITABLE FOR:

- Sambar hunting – 2 major east facing gullies, 2 major south facing gullies plus many minor gullies;
- Bordered on all sides by privately owned forest which minimises trespassing;
- Goat production;
- Horse/m/cycle trail riding;
- Ecotourism;

### IMPROVEMENTS

- 19m x 8m steel shed, electricity connected, insulated and lined.
- Kitchen and bathroom, gas hot water.
- Large wood heater.
- 2 rainwater tanks.
- New 20x8m Shipping Container.
- Power runs 2km length of block adjacent to the access road.
- Vehicle management tracks.
- Dam & Trough.
- Security gate.

*Offered on a "walk-in-walk-out" basis.*

**Price \$595,000**

*Go to [www.sambardeer.com](http://www.sambardeer.com) for more photos and information about this property.*

