



106 Redground Heights Road, Laggan

Productive 124.4 Acre* Farm with Water Security

LJ Hooker United Group proudly presents this versatile 124.4 acre* (50.34 ha*) rural holding in the peaceful surrounds of Laggan, offering an incredible rural farming opportunity with productive grazing land just 35 km* from Goulburn.

Positioned across five separate titles, the land is limited to uses such as agriculture, storage and recreation[^], and features existing infrastructure to support these pursuits, offering a practical base for immediate use while considering future possibilities[^].

Gently undulating granite soils, improved pastures and a strong fertiliser history support livestock production, with pasture varieties including rye grass, phalaris, cocksfoot and sub-clovers. The land is fenced into three paddocks with scattered peppermint timber providing shade and shelter.

With infrastructure including a new two-stand shearing shed, steel sheep yards with handler, steel cattle yards with crush and all-weather access, plus an older sheep yard system. A large 198 sq. m* machinery shed, 170 sq. m* hay shed, multiple smaller sheds, pig facilities with gravity-fed water, poultry processing room and petrol

2 1 2

FOR SALE

Offers Above \$800,000

AGENTS

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AGENCY

LJ Hooker United Group

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



cool room all add to the property's functionality[^].

Water is a standout feature with nine spring-fed dams, including dams set up for aquaculture. Four dams are stocked with silver perch, one with Murray cod, while others are set up with fish cages and grow-out capacity, creating additional income or lifestyle opportunities.

This is a genuine working farm with lifestyle flexibility, ideal for graziers, hobby farmers, or buyers seeking a productive rural escape within comfortable reach of Goulburn and the Southern Tablelands.

Approx.

[^] Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	NDJ1T
Property Type	House
Land Area	124.4 acre

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