

1469 Heathcote-Kneton Rd, Barfold, Vic 3444



Sold Mixed Farming

Wednesday, 6 September 2023

1469 Heathcote-Kneton Rd, Barfold, Vic 3444

Bedrooms: 4

Bathrooms: 3

Area: 824 m2

Type: Mixed Farming



Matt Childs



Shane McIntyre
0429557070

Contact agent

Exceptional Mixed-use Enterprise with Campaspe Frontage For Sale via Expressions of Interest - Closing Wednesday 25th October 2023 at 4:00PM (AEST) CBRE Agribusiness is thrilled to unveil the exclusive offering of 'Crofton Park,' an esteemed prime lamb and wool enterprise nestled within the highly desirable Central Victorian/Macedon Ranges Region of Australia. This locale boasts an optimal climate, diverse soil compositions, convenient rural amenities, and a highly desirable status as a premier tourist destination, rendering it both a preferred hub for livestock breeding and grazing and an enviable residential haven. Properties of such exceptional calibre are a rarity in this coveted area. Encompassing an impressive expanse of 824.11* hectares (equivalent to 2,036.34* acres*), this Property flaunts a substantial 86%* (708* hectares) (1,750* acres) of prime arable/grazing, or crop-ready irrigated terrain. It showcases a medley of remarkable attributes that contribute to its allure, including enriched fertile soils, a dependable and bounteous rainfall pattern, thriving pastures, meticulously maintained fencing, an architecturally curated main residence, steadfast water sources, expansive dual river frontage, and an exclusive lifestyle. Elevating its allure, the Property is conveniently situated within an easy 75-minute drive from Melbourne's bustling CBD, amplifying its appeal as an undeniably distinctive investment venture. Key property highlights include:- Total land area of 824.11* hectares (2,036.34* acres) across one aggregation- Architect designed and prominently located luxurious residence- Landscape designed native garden surrounds with breathtaking views and ultimate privacy- Captivating tree-lined frontage to the Campaspe River with spectacular waterfall- 86% (708* hectares)(1,747* acres) is considered superior quality arable/irrigated area- Topography is strong balance of alluvial river flats, elevated plains to rolling hilly country- Average Annual Rainfall of 578* millimetres (BoM) weather station at Redesdale- Fertile loam and clay soils with extensive rock clearing, pasture renewal and fertiliser history- Diverse mixed farming capability combining livestock and crop production - Reliable water supplies for stock, irrigation and domestic requirements - Quality farming infrastructure including managers residence- Exclusive and spectacular district located less than 100* kilometres from Melbourne's CBD Astute investors have the opportunity to purchase the Property either as one aggregation or as two separate properties: 'Crofton Park' Address: 1469 Heathcote-Kyneton Road, Barfold Land Size: 517.07* Hectares - 1,277.65* Acres 'Crofton Park West' Address: Goldfields Road, Barfold Land Size: 307.04* Hectares - 758.69* Acres FULL INFORMATION MEMORANDUM AND/OR DATA ROOM AVAILABLE UPON REQUEST* Approx