

# 2400 GRAND RIDGE ROAD, Mirboo, Vic 3871

## Mixed Farming For Sale

Friday, 3 May 2024



2400 GRAND RIDGE ROAD, Mirboo, Vic 3871

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 8**

**Area: 77 m2**

**Type: Mixed Farming**



David Tree



Kathy Lloyd  
0418397480

**\$900,000**

The wild, wilderness region of the Strzelecki Ranges in South Gippsland is known throughout for its ruggedness beauty and offerings of remote and isolated locations. Known as the Land of the Lyre Bird, the geographical nature of the 191 acres you see certainly falls into this category with its distribution of native wildlife within a temperate rain forest. But it's not all about the rain forest. In the year 1999 the forward-thinking owner made a financial and income-generating investment and reforested parts of the property by planting several species of native hardwoods. Close to maturity, the intentional integrating of these trees for harvesting in time will eventually yield a financial return. The interests in this Agro Forestry part of the property could possibly cater to onsite milling companies, furniture makers for the Blackwoods, post and rail fencing or just simply create a firewood supply business. The 1999 planation includes:.3 Hectares of Ash..3 hectares in Messmate..3 hectares in Blackwoods 11.7 hectares in "Eucalyptus Nitons" or commonly known as "Shining Gums" or "Silver Tops" The humble abode features an open floor plan living with 2 adjoining bedrooms with a central bathroom. In the right hands this property could serve many purpose.NOTE- Gippsland Country Real Estate has taken all care and consideration in identifying this property and its Agro Forestry assets. We make NO claim to the estimated or final value of the plantations or to the amount there off. Our description is only there to serve as a guide only. We encourage the consumer to make their own decision making and enquiries first before visiting the property. Or find out more by visiting:

[https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence?utm\\_source=openlot.com.au](https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence?utm_source=openlot.com.au)