

# 327 Tatyoon North Road, Dobie, Vic 3377



## Sold Mixed Farming

Friday, 22 December 2023

327 Tatyoon North Road, Dobie, Vic 3377

**Bedrooms: 5**

**Bathrooms: 2**

**Area: 393 m2**

**Type: Mixed Farming**



Sean Simpson

## Contact agent

Prime cropping and grazing property, to be offered for sale in two lots. "Callemondah" is in the renowned Dobie/Tatooon district, with a secure average rainfall of 590mm. The property is estimated at 5500 DSE. Lot 1 "Callemondah" 258Ha (637 Ac approx.). 5 BR Solid brick homestead (circa 1890). 3 Stand original shearing shed. Renovated 2020. New undercover clipex sheep yards.. Double sided 3 bay hay shed 30M x 18M. Machinery shed 20M x 10M. 3 x 140TN silos. Numerous outbuildings. Excellent Fencing. Highly productive soils with an excellent fertiliser history 90% arable. Quality bore connected to extensive trough system & numerous surface dams Lot 2 "Yorkies" 123Ha (305Ac approx.). Highly productive soils with excellent fertiliser history 90% arable. New fencing erected recently over entire property. 2 quality/reliable surface dams, 1 spring fed "Yorkies" is a gently undulating cropping block with a history of producing well above average cereals and oilseeds. "Callemondah" is well located in the sought after western corridor of Victoria. 90km from Ballarat, 13 km Ararat, 200km Melbourne CBD, close to grain receival depots and livestock exchanges. Expressions Of Interest Closing Wednesday 15th November @ 2 pm Contact selling agents: Sean Simpson Ph: 0418 320 335 in conjunction with Michael Fratin Ph: 0409 184 572