

3808 Casterton-Edenhope Road, Chetwynd, Vic 3312



Sold Livestock

Thursday, 11 April 2024

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Type: Livestock



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Contact agent

The choice is yours! Three affordably priced grazing and cropping outpaddocks located at Chetwynd for sale by expressions of interest on an individual lot basis. 1) "The Wattles" 3808 Casterton-Edenhope Road of 40 Ha / 100 Acres approximately. Highly arable tableland country suited for both grazing and cropping pursuits. One paddock with strong clover pastures and regular fertility history, two small dams and U/E bore. Excellent shelter with bitumen road frontage. Opposite and adjacent to "Shaws". 2) "Shaws" Cemetery Road of 89 Ha / 220 Acres approximately. Excellent balance of country with longer season, strawberry clover based Chetwynd River flats rising onto undulating and tableland country of grey loam soil types with some red banks. Subdivision of six paddocks, watered by three dams and two springs. Improvements include timber and mesh sheepyards, old dairy, power available but not connected. Some improved pastures with regular fertility history. Dual road frontages with Lot 1) "The Wattles" adjacent. 3) "Busy Bee" Wickers Lane of 129.7 Ha / 320.5 Acres approximately. Approximately 60% arable for cropping purposes, balance healthy grazing country. Subdivided into three paddocks with two dams. Timber and mesh sheepyards and utility shed. The above three lots could be purchased individually or multiples thereof and represent affordably priced grazing and cropping country (price guide from \$4,000 per acre). Chetwynd is noted mixed farming country - central to everywhere! Edenhope 33km provides the closest rural services, Casterton 42km, Hamilton 93km, Horsham 104km, Naracoorte 86km and Mount Gambier 112km. For Sale by Expression of Interest closing Monday 16th October at 5pm