

**39 Noskin Road, Timboon, Vic 3268**

**Mixed Farming For Sale**

Friday, 14 June 2024

39 Noskin Road, Timboon, Vic 3268

Area: 44 m2

Type: Mixed Farming



Peter Worden  
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**For sale by EOI - closing 5pm 12th July 2024**

Nestled in the heart of Timboon lies this impressive 110-acre lifestyle or landbank opportunity. Acreage of this size is highly sought after, and with good reason. With its unique location, the property offers an ideal farming environment that is hard to find anywhere. With its rich med/heavy clay loams, the land has been proven that it can grow crops with ease, but is also ideal for running livestock all year round. The property is well watered by 2 dams (120 meg capacity), but also boasts a 100-meg water licence from the Curdies River which the property fronts. Offering some breathtaking views of the countryside, the 110 acres offers several house sites to build your dream home on (STCA). Whether you are looking to farm, raise some livestock or create your forever home in the heart of Timboon, then this property is for you. Enjoy the tranquillity of rural living at its best and make the most of this rare opportunity to own your own piece of prime acreage.

For sale by expressions of interest - closing 5pm 12th July 2024