

# 511 Edgarley Estate Road, Willaura, Vic 3379

## Cropping For Sale

Saturday, 6 April 2024

511 Edgarley Estate Road, Willaura, Vic 3379

Area: 252 m2

Type: Cropping



Peter Wigg  
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Brad Jensen  
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## EOI Close 4pm Thursday 7/5/2024

This prime rural property has three generations of organic farming history and is well suited for continued mixed use farming or large scale cropping. The property has been certified organic for the past 15 years having been used for prime lamb production, fodder cropping & milling oats. With over 45 years of organic farming principles the soils on this property have been carefully nurtured and improved. Provides well drained and fertile basalt loams located within the reliable south-west region of Willaura. Located close to grain receival centres in Willaura, Lake Bolac and Lakaput. Livestock Exchange centres available in Ballarat and Hamilton.

- Total land size: approx. \*252.52 ha (\*624 acres)
- considered 93% arable
- 2 titles
- Highly versatile mixed farming operation ideally suited to fat lamb production, cereal and oilseed cropping
- Reliable rainfall region \*550 mm average
- Excludes dwelling and working improvements under current planning permit
- Immediate access available

Wonderful opportunity to secure highly productive land within a prime Western District cropping location. Expressions of Interest closing Tuesday 7th May 2024 at 4.00pm.