

690 Caramut Chatsworth Road, Caramut, Vic 3274



Mixed Farming For Sale

Monday, 3 June 2024

690 Caramut Chatsworth Road, Caramut, Vic 3274

Area: 230 m2

Type: Mixed Farming



Tom Madden

\$2,600,000

'East Greystone' Total Land Size: 231.0 Hectares / 570.0 Acres* 690 Caramut Chatsworth Road CARAMUT VIC 3274 Centrally Located 10kms North-East of the Caramut Township, 'East Greystone' offers the opportunity to purchase a versatile turn-key operation in the high rainfall and reliable Victorian Western District. The tightly held Caramut/Chatsworth district is well regarded for Livestock Breeding & Fattening and crop cultivation with this property currently running 1200* 1st X ewes and followers, as well as previous rotational hay crops. 'East Greystone's' main improvements comprise a 2 stand shearing shed, undercover sheep yards, 3 bay machinery shed, hay shed & solar dam pump reticulation system. The pastures have generally been improved and sown to clover, rye and Phalaris based mixes. An extensive lane way set up enables access to all paddocks, for simple stock and property movement and access. Either as a stand-alone property or an addition to a larger holding, 'East Greystone' in the heart of Victoria's high rainfall, secure & reliable Western District is well worth an inspection. For Private Sale Asking Price: \$2,600,000 Terms: 10% deposit, balance 60/90/120 days. For more information or to book your private inspection contact the agents below: Tom Madden 0497 775 055 Philip McCunnie 0418 449 445