

6A,6B,6A1 Burrumbeep Road, Willaura North, Vic 3379



Sold Cropping

Monday, 17 June 2024

6A,6B,6A1 Burrumbeep Road, Willaura North, Vic 3379

Area: 171 m2

Type: Cropping



Michael Fratin
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Contact agent

Elders Real Estate is pleased to present to the market 'Cunnagher' (the property) located just minutes drive from Ararat in the pristine Willaura North/Maroon area in Victoria's renowned Western District. The property comprises a total of 317* hectares or 783* acres over two properties 171* hectares (Western portion) 146* hectares (Eastern portion) separated by gravel road and is well suited to a variety of farming pursuits such as winter crops, cereal, oilseed, legumes or would make a highly productive sheep or cattle grazing property. Topography features a desirable rolling aspect with gentle to rising undulation well drained to several tree lined water courses with good shelter belts and is considered 85% arable. Soil types vary from deep red loams on the North Eastern side, to grey loams on the South West portion. External fencing is in good condition with reliable surface dams for stock water, and the possibility of pipeline water in the future, while improvements include three x silo's and an old set of cattle yards. Well located to processing facilities, including grain receivals at Willaura, Lake Bolac and Lakaput, livestock saleyards at Hamilton & Ballarat and abattoirs at Ararat. The property is offered for sale by Expression of interest closing 4PM on Thursday 18th April 2024, (unless sold prior) and will be offered as a whole or as two separate contingent assets. Immediate access possible. Contact Michael Fratin 040918472