

**79 Wiseman Road, Colbinabbin, Vic 3559**



**Cropping For Sale**

Thursday, 11 April 2024

79 Wiseman Road, Colbinabbin, Vic 3559

**Bedrooms: 3**

**Area: 66 m2**

**Type: Cropping**



Martin Skahill  
0427431744

## **Expression of Interest Closes Wed 8 May, 2:00 pm**

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Indicative Sale Price \$1.1m - \$1.2m  
Excellent cropping country with highly productive loam soils in a tightly held farming district renowned for cropping, wool growing and fat lambs. With frontage to Wiseman Road and Vickers Road, the property is suitable for all types of agriculture. This is an outstanding opportunity for neighbouring landowners to add to their holdings, or for intensive hobby farming purposes. The fencing is in good condition, sectioning the property into two main paddocks with two dams. Structural improvements include a well maintained three bedroom weatherboard home, excellent shearing shed, sheep yards, sundry shedding and concrete and poly water tanks. Just a few minutes from the Colbinabbin township, 15 minutes to Elmore and 45 minutes each way to Bendigo and Echuca. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>