

**8130 Bass Highway, Leongatha South, Vic 3953**



**Sold Other**

Monday, 4 September 2023

8130 Bass Highway, Leongatha South, Vic 3953

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 77 m2**

**Type: Other**



Barry Redmond

## Contact agent

FOR SALE BY EXPRESSION OF INTEREST - Closing Friday 18th August at 4pm (E.S.T) Nutrien Harcourts Leongatha are pleased to present 8130 Bass Highway, Leongatha South to the market. Nestled on a approximately 192.5 acres of prime land, this property boasts a flat topography and three road frontages. Located in close proximity to Leongatha and the captivating beaches of Inverloch. Experience seamless livestock management with town water directly connected to troughs and 11 subdivided main paddocks. The farm is currently grazing 200 weaned Waygu Angus cross calves (10-16 months old). The property features good fencing infrastructure, including internal electric fencing with 2 plain wires and sturdy barb wire boundary fences. With regular autumn and spring fertilization, the predominantly rye grass and clover pastures flourish. The farm also offers working stockyards equipped with a Norton crush and loading ramp. Additionally, a 3-bedroom, 1 bathroom brick veneer farm house awaits restoration. For further information or to arrange a private inspection, please contact Matt Redmond on 0418 357 341 or Barry Redmond on 0477 622 292.