

**850 Ryan Road, Merrigum, Vic 3618**

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**Sold Mixed Farming**

Friday, 25 August 2023

850 Ryan Road, Merrigum, Vic 3618

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 97 m2**

**Type: Mixed Farming**

**\$1,360,000**

This rural property comprises 240 acres (97.16ha) of prime land, which is divided into three separate titles. The majority of the land has been cleared and is well-suited for both cropping and grazing purposes. The property boasts valuable water resources, including 3.43 delivery share for irrigation and 3 ML of stock domestic water. With five irrigation outlets, it is equipped for efficient farming practices. On-site accommodation includes three homes, although two of them are in need of extensive repairs. In addition to the homes, the property features disused dairy and cattle yards, which could be revitalized for potential cattle farming. Convenient access is ensured by the bitumen road frontage and close to major towns. A unique aspect of this property is its rich family history, having remained in the same family for over a century. Terms: 10% Deposit Settlement: 60 Days or by mutual agreement