

Address available on request, Glenthompson, Vic 3293



Sold Mixed Farming

Friday, 3 May 2024

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Area: 1709 m2

Type: Mixed Farming



Danny Thomas
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Contact agent

LAWD is pleased to present for sale Cleverlie Farm, a greenfield agricultural development opportunity suitable for conventional mixed use farming and/or carbon forestry projects, situated in Victoria's renowned Western District region. KEY INVESTMENT HIGHLIGHTS INCLUDE: • A large-scale contiguous landholding comprising 1,709* hectares located within the tightly held Western District region of Victoria, approximately 15 kilometres north-east of the Dunkeld township • Currently utilised for beef and sheep grazing purposes, however suited to a range of cropping, carbon forestry projects and biodiversity pursuits • Features expansive panoramic vistas over the Grampians National Park with significant aspects over Mount Abrupt and Mount Sturgeon • Benefited by highly reliable rainfall (average annual 600* millimetres), a mixture of fertile soil types and favourable climatic characteristics • Close to commodity processing facilities, including grain receivals at Willaura, Lake Bolac and Lakaput, livestock saleyards at Hamilton and Ballarat, an abattoir at Ararat and port facilities in Portland and Geelong • Offered for sale (in one line or as separate assets) or for lease LAWD is offering the Property to the market for sale (in-one-line or as separate assets) or lease with Expression of Interest closing at 4PM (AEDT) on Thursday 2 March 2023.*approximately