

# Lot 4 Kirks Hill Road, Moyston, Vic 3377



## Sold Cropping

Tuesday, 25 June 2024

Lot 4 Kirks Hill Road, Moyston, Vic 3377

Area: 241 m2

Type: Cropping



Michael Fratin  
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## Contact agent

'Herbertsons' A long time family held rural holding comprising approx 597 Acres or 241.59 Hectares located in the Moyston/Willaura North area in the Western District and well suited to cropping, sheep and cattle.\* Located 20km West of Ararat, 100km to Hamilton & Ballarat fronting the Moyston-Willaura Road and featuring spectacular Grampians Views\* Has had a conservative grazing history and has not been cropped since the 1960's, this property will benefit from inputs and cultivation. \* Elevated and well drained with gentle to rising undulation featuring productive red and grey loam soils well suited to cereal cropping, sheep and cattle\* The property is fenced into 1 paddock with 4 surface dams that have recently been cleaned out and deepened. \* Pasture base consists of Rye Grass and native grasses, the property is currently 75% arable with the capability to increase the arable area through further clearing.\* An additional 80 acres of neighbouring land is also available to purchase separately - enquire with selling agent'Agents Comment' A rare opportunity to secure a versatile property offering a 'blank canvass' in a highly regarded farming region and reliable rainfall area.Contact selling agents Michael Fratin 0409 184 572 or Garry Todd 0418 589 021