

Great Ocean Road, Mepunga West, Vic 3277



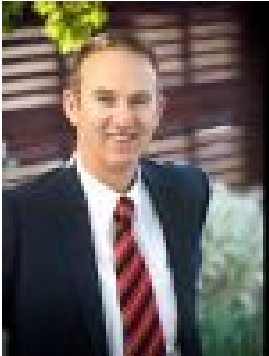
Mixed Farming For Sale

Saturday, 23 December 2023

Great Ocean Road, Mepunga West, Vic 3277

Area: 51 m2

Type: Mixed Farming



Rob Rickard

Auction

126.66 Acres (51.26 hectares) Tightly held, highly productive and sought after farming land featuring:

- Undulating, fertile loam soils and including a substantial limestone deposit.
- Subdivided into 12* main paddocks, serviced by a central laneway system
- Stock and domestic bore water reticulated to troughs throughout plus the option of centre pivot irrigation.
- 75' x 25' machinery shed, disused dairy with yards and power connected.
- Outstanding future home sites, established shelter plantations, extensive 2 road frontages
- Ideal for dairy run-off, fodder conservation, or a lifestyle allotment with an attractive passive return

Located only a few minutes drive to the picturesque coast and regional centre of Warrnambool, 2 hours Ballarat and Geelong, 3 hours to Melbourne CBD. Note: The successful purchaser has 1st right to purchase a 47 megalitre ground water licence at \$3500 per megalitre. AUCTION: Thursday 15th February 2024 at 1:00pm (on site) Inspections strictly by appointment *denotes approximately