

**Lot 2, 107 Cooks Road, Thorpdale, Vic 3835**

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**Livestock For Sale**

Wednesday, 29 May 2024

Lot 2, 107 Cooks Road, Thorpdale, Vic 3835

Area: 28 m2

Type: Livestock



Bec Cook

**\$14,000 p/a**

Discover the beauty of country life with this exceptional parcel of productive pasture located at Lot 2, 107 Cooks Road, Thorpdale. Offering a myriad of rural options, this property is nestled in the picturesque rolling hills of Thorpdale, boasting breathtaking views that stretch as far as the eye can see. Located in a secure and high rainfall area, the property spans approximately 69.31 acres of flat to undulating country, featuring rich red soil, creating a scenic and fertile landscape of which approx. 95% is farmable. The land is thoughtfully divided into five well-fenced paddocks, providing convenience and flexibility for livestock management and rotational grazing practices. Previously utilised for cropping, the Vendor is currently running cattle and cutting sections for hay. One of the standout features of this property is the two large and adjoining spring fed dams, which run through the middle of the property. This valuable water resource ensures dependable, year-round supply for livestock or other agricultural needs, further enhancing the property's suitability for various rural activities. Zoned farming, we encourage you to make the relevant building enquiries via Baw Baw Council. Conveniently located approximately 10 minutes from Trafalgar and the freeway, this property offers easy access to essential amenities while providing a peaceful rural retreat away from the hustle and bustle of city life. Whether you're seeking a lifestyle change, a hobby farm, or a lucrative agricultural venture, this property presents an excellent opportunity to secure a sizeable rural allotment in an idyllic location. Inspection is highly recommended and strictly via appointment with the selling agents.