

# 456 Gelantipy Road, Buchan, Vic 3885

## Mixed Farming For Sale

Tuesday, 25 June 2024

456 Gelantipy Road, Buchan, Vic 3885

Area: 111 m2

Type: Mixed Farming



Melinda Coster

0351536100

**\$1,100,000.00**

Elders Rural Services Australia Limited is delighted to present for sale 456 Gelantipy Road Buchan, a productive landholding situated within the highly renowned and picturesque Buchan region at the heart of Victoria's Snowy River country. Ideally located 5km\* north-east of Buchan, the property comprises a highly versatile 111.38 hectares (275.22 acres) of land. An excellent mixed farming largely arable, high country grazing block. A mix of improved and native pasture with great management history. The property consists of gently undulating grazing land and sheltered areas, paddocks mostly cleared with all fencing in good repair and boundaries dog fencing. Suitable as either a stand-alone block or additional country. Key features: • Total land area: 111.38 hectares (275.22 acres) • An excellent balance of highly productive topography including gently undulating grazing land currently utilised for the purpose of cattle and fat lamb production • Quality multispecies yards with vet crush & loading ramp • Extensive pasture improvement and input history • Abundant natural water supply via four natural catchment and spring fed dams and frontage to Wilsons Creek • Reliable 850mm\* (33 inches)\* average annual rainfall • Ideally located 5km\* NE Buchan, 80km\* NE Bairnsdale and 358km\* NE Melbourne