

Moonlight Road, Illabarook, Vic 3351

HF RICHARDSON

Sold Mixed Farming

Thursday, 21 December 2023

Moonlight Road, Illabarook, Vic 3351

Area: 35 m2

Type: Mixed Farming



Ken McDonald
0418524150

\$490,000

Cape Clear - Rokewood Rd, Illabarook FOR SALE: \$520,000 35.43 Ha (87.55 Acres

approx.) _____ An outstanding opportunity to secure a long-term agricultural investment in a tightly held rural area. Set in attractive, productive, undulating country 30 minutes from Ballarat and an hour from Geelong. With an excellent fertiliser history, very good fencing, one paddock sown to lucerne and the balance consisting of strong ryegrass and cocksfoot pasture. Well-watered with a dam and frontage to the Illabarook Creek, the property is well-suited to prime lamb production, wool growing and cropping. This is truly an attractive property, with old red gums along the creek and undulating, well-drained terrain making it a great spot for weekend camping while generating income from agricultural pursuits.