

**471 Briagolong Road, Stratford, Vic 3862**



**Other For Sale**

Wednesday, 26 June 2024

471 Briagolong Road, Stratford, Vic 3862

Area: 44 m2

Type: Other



Greg Tuckett  
0351444444

**\$790,000**

\* 109 acres with two road frontages \* Gently undulating to flat, scattered Red Gum trees, artesian bore, stock water dam. This is a highly desirable property as somewhere ideal to build a ridgetop residence with a serene rural outlook, just out of town (on a school bus route) with no close neighbours. Many of these smaller scale properties may be a great place to reside but do not have the capacity to generate much of an income. Over the last 8 years, these property owners have embarked on a mission to transform this acreage into a highly productive "pasture powerhouse". They have certainly succeeded! The soil has been dramatically rejuvenated by the application of probiotics, minerals & trace elements. The vivid colour and ultimate health of the pasture is most evident from the air.... a dramatic contrast from the surrounding countryside. The prevailing grass species, plant density and soil health equate to impressive pasture production and enviable livestock carrying capacity. Producing 600-800 rolls of hay annually plus running livestock...!! Both a fantastic property on which to build a residence (stca) and a property that will certainly pay its way. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist) Or call us on (03) 5144 4444