

**Redman Road, Moyston, Vic 3377**



**Sold Other**

Friday, 25 August 2023

Redman Road, Moyston, Vic 3377

Area: 141 m2

Type: Other

## Contact agent

Nestled gracefully in the western expanse of Moyston just 15 minutes drive to Ararat, 20 minutes to Halls Gap and 2 hours 30 mins drive to Melbourne lies a hidden gem, a 355-acre (approx) grazing property that embodies the epitome of sustainable regeneration and boundless possibilities. Once a blue gum plantation, this remarkable landscape has undergone a full regeneration and has been autumn sown to a rye grass/clover blend ready for the incoming buyer. Beyond its natural allure, this property boasts a scattering of mature gum trees and uninterrupted views to the Grampians mountain range with some amazing potential home sites (STCA). Currently fenced into 1 paddock the property presents as a blank canvas with an all weather central gravel road providing good access, three reliable dams, and a two-stand wool shed with yards. The property has a sandy loam soil profile and is well suited to wool production, fat lambs, cattle, fodder crops and with its prominent location potential tourism or horticultural pursuits, A current heads of agreement is in place for the proposed GWM Water East Grampians Pipeline will give added water security. An outstanding opportunity presents to secure a productive lifestyle property with unlimited potential. To be offered for sale by Expressions Of Interest closing Tuesday 3rd October 2023 at 4pm. Contact the selling agent to arrange your inspection or request more information.