

**1105 Warrowie Road, Irrewarra, VIC, 3249**



**Sold Rural**

Wednesday, 18 September 2024

1105 Warrowie Road, Irrewarra, VIC, 3249

Type: Rural

## OUTSTANDING COLAC DISTRICT COUNTRY

WELL LOCATED TIGHTLY HELD IRREWARRA AREA ONLY 15 MIN NORTH OF COLAC

CLOSE TO COLAC, BIRREGURRA AND BEEAC CONVENIENT TO LORNE AND GEELONG

PREMIER HIGHLY PRODUCTIVE ARABLE SOILS TOWN WATER PRIME ATTRACTIVE LOCATION

"WARROWIE" 589.40 ACRES (234.52 HECTARES)

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CROPPING BEEF PRIME LAMBS DAIRY SUPPORT FODDER INVESTMENT

Superb gently undulating land, comprising predominantly magnificent well-drained Lunette banks and sandy loam soils. Together with some heavy carrying clay flats.

Well fertilised established pastures, town water, two dams, and 16 well-fenced main paddocks.

Excellent undercover cattleyards (crush), three-stand shearing shed, steel sheepyards, machinery shed and two x haysheds.

Three-bedroom BV home in est. setting; plus three-bedroom WB home.

NOTE: Additional adjoining 167.78 Acres (67.90 Hectares) of Govt lease land (S.T.T)

A most appealing farming or investment proposition suitable to a myriad of rural pursuits.

NOTE: Adjoining 188.32 Acres (76.21 Hectares) of freehold land will be available to purchase in due course.