

171 Crutes North Road, Dadswells Bridge, VIC, 3385



Rural For Sale

Tuesday, 3 September 2024

171 Crutes North Road, Dadswells Bridge, VIC, 3385

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Rural



Mathew Taylor
0353828800



Bree Netherway

"NOORONG"

Views, Space and Serenity

640 acres of cropping/grazing country situated in St Helens Plains. All weather road access leads you into "Noorong" with stunning views of the Grampians. Driving in to the property you're met with a 30 x 21 m machinery shed with workshop on one side and the original shearing shed built from timber sourced from the property on the other.

With clay loam to sandy loam soil types, and great fertilizer history, the ground is set for the future. The property also has potential for a grazing enterprise if desired, with numerous dams for easy access to water. Also complementing the property is a sand extraction deal that is generating a monthly income.

A solid 3-bedroom brick home lies within the heart of the property, with a veranda wrapping round the back half of the house. Outside you are greeted with a perfect entertaining area where you can take in the amazing views and enjoy beautiful evenings.

Located approximately 40 km from Horsham, and 30 to 35 km northwest of Stawell and 35km to Graincorp Murtoa, "Noorong" is well-positioned within one of Victoria's stronger cropping and mixed farming precincts. It presents an excellent opportunity for existing farmers as a bolt-on operation or for new entrants looking to establish a foothold in this tightly held region.

To be Auctioned Thursday 31st October 10.00am on property.