

241 Flannagans Road, Irrewillipe East, VIC, 3249



Sold Rural

Wednesday, 18 September 2024

241 Flannagans Road, Irrewillipe East, VIC, 3249

Type: Rural

TOP CLASS COLAC DISTRICT COUNTRY

331.54 ACRES 134.17 HECTARES

ONLY 15 MIN SW OF COLAC HIGHLY PRODUCTIVE SECURE IRREWILLIPE EAST AREA

SUPERB RICH VERSATILE ARABLE LAND DELIGHTFUL PICTURESQUE POSITION

DAIRY SUPPORT BEEF FATTENING/BREEDING PRIME LAMBS FODDER INVESTMENT

Outstanding gently rolling, high quality, arable, well-drained and structured sandy loam soils, carrying an excellent cover of consistently fertilized perennial pasture species; and small pockets of blue gum plantations.

Featuring substantial cattle yards, implement and hay shed; with nine well-fenced main paddocks and abundant water from nine generous dams.

Boasting a superb home site (STCA) with a stunning outlook.

Remarks: A wonderful and rare opportunity to secure high calibre, versatile country of proven productive qualities, rainfall reliability, and convenient location.