

305 Berrybank-Wallinduc Road, Berrybank, Vic 3323



Cropping For Sale

Friday, 2 February 2024

305 Berrybank-Wallinduc Road, Berrybank, Vic 3323

Area: 238 m2

Type: Cropping



Michael Stewart
0418520467



William Lord
0434239772

EOI Closing 4/3/24 at 2pm

RENOWNED BERRYBANK - WALLINDUC AREA PRIME CROPPING AND GRAZING COUNTRY 588.15 ACRES - "GLENMORE" - 238.01 HECTARES • Enviale balance of gently undulating rich productive predominantly grey basalt loams and some red loam soils. Reliable stock water supply from five dams. • Four-bedroom home providing open plan kitchen/dining area, formal lounge, bathroom, garage/storage shed and carport. • Two-stand shearing shed, sheep yards, six-bay machinery shed, workshop (power) and six- silos (each 70-tonne cap). • Reliable 24-inch (600 ml) annual average rainfall region. Central to Ballarat, Geelong, Colac and Warrnambool. Convenient to key grain terminals, livestock selling centers and abattoirs. Nearby school buses. Daily mail to the gate. Bitumen road frontage. Two titles (to be sold as a whole). Note: The successful purchaser may have immediate possession (land only) – subject to conditions.